



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA REVISED AGENDA

**Meeting Date: September 25, 2009
9:00 A.M.**

**Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 934-6250**

REVISION: 09BAR-00000-00155 Rice Ranch-TM 14,430 The Oaks Neighborhood, item has been added to the Standard Agenda.

Kevin J. Small, **Chair**
James King, **Vice-Chair**
Craig Lewis Atkinson
Greg Ravatt
Ronald F. Bettencourt

Jared Hurley, **Alternate**
Gil V. Palacios, **Alternate**
Zoraida Abresch, **Supervising Planner**
Leticia I. Rodriguez, **NBAR Secretary**

- All approvals made by this Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
 - If you cannot appear for an agenda item, you must notify Planning and Development by Thursday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
 - Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
 - Requests for change of scheduling should be made to Planning and Development, 624 W. Foster Road, Santa Maria, California 93455; Telephone (805) 934-6250.
 - If your case appears on the Consent Agenda, please note the following: It is recommended, but not required, that you or your representative appear at the Consent Review (8:45 AM) to answer questions if needed, and to observe the announcement regarding your item at 9:00 AM.
 - In compliance with the Americans Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 934-6250. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
 - Board of Architectural Review approvals do not constitute Land Use Clearances.
 - The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of BAR approved plans for accurate figures.
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ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.
- II. AGENDA STATUS REPORT:**
- III. MINUTES:** The Minutes of August 28, 2009 will be considered.
- IV. CONSENT AGENDA:**

C-1. 09BAR-00000-00117 Guggia Setback Modification Orcutt
09MOD-00000-00006 (Tammy Weber, Planner) Jurisdiction: Modification

Request of Berto Van Veen, agent for owner, Milt Guggia, to consider Case No. 09BAR-00000-00117 for **preliminary/final approval on consent of a garage of approximately 1,481 square feet**. The following structures currently exist on the parcel: a residence with garage of approximately 5,800 square feet and a guesthouse of approximately 700 square feet. The proposed project will require approximately 5 cubic yards of fill. The property is a 2.00 acre parcel zoned R-1 and shown as Assessor's Parcel Number 105-210-057, located at **5745 Oak Hill Drive** in the Orcutt area, Fourth Supervisorial District. (Continued from 08/28/09)

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE

VII. STANDARD AGENDA:

<p>The Representatives of the following items should be in attendance at this NBAR Meeting by 9:00 A. M.</p>

1. 09BAR-00000-00100 Metro PCS @ Heritage Oaks Clock Tower Orcutt
09DVP-00000-00020(Megan Lowery, Planner)Jurisdiction: Planning Commission –Telecom

Request of Jay Higgins, agent for the owners, Metro PCS, to consider Case No. 09BAR-00000-00100 for **further conceptual review and preliminary/final approval of a telecommunications facility of approximately 150 square feet**. The following structures currently exists on the parcel: a commercial shopping center and telecommunications facility of approximately 100,000 square feet. The proposed project will not require grading. The property is a 7.68 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-013, located at **1103 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 06/26/09 and 07/24/09)

2. 09BAR-00000-00057 South Valley Community Church Orcutt
09SCD-00000-00009 (Joyce Gerber, Planner) Jurisdiction:CUP

Request of Don Flagg, agent for the owners, South Valley Community Church, to consider Case No. 09BAR-00000-00057 for **final approval of a multi purposed youth room of approximately 1,920 square feet and an office space of approximately 750 square feet**. The following structures currently exist on the parcel: a sanctuary of approximately 1,978 square feet, a classroom of approximately 1,184 square feet, and an office building of approximately 990 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.86 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 103-740-004, located at **1054 East Clark Avenue** in the Santa Maria area, Fourth Supervisorial District (Continued from 04/24/09, 07/24/09, and 08/28/09)

3. 09BAR-00000-00123 SLO Gas & Mart 62-M-30 Amendment Orcutt
09AMD-00000-00004 (Joyce Gerber, Planner) Jurisdiction: DVP

Request of JR Beard, agent for the owner, SLO Gas & Mart, to consider Case No. 09BAR-00000-00123 for **further conceptual review of a new car wash facility of approximately 1,144 square feet**. The following structures currently exist on the parcel: a gas station with service bays

under a canopy of approximately 1,715 square feet and a convenience store of approximately 1,155 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 0.5 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-010, located at **1101 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 08/28/09)

4. **09BAR-00000-00155 Rice Ranch-TM 14,430 The Oaks Neighborhood** **Orcutt**
06BAR-00000-00100(John Zorovich, Planner) **Jurisdiction: DVP**
TM 14,430

Request of Laurie Tamura, agent for Rice Ranch Ventures, LLC, to consider Case No. 09BAR-00000-00155 for **revised final approval to make a minor modification to previously BAR approved elements for Plan no. 4 in the Rice Ranch Development. The revision consists of allowing the Plan 4 three-car garage option floor plan in the Oaks neighborhood.** The proposed project will not require changes to the previously approved grading. The project is located in the Rice Ranch Specific Plan Area (The Oaks neighborhood) on parcels zoned PRD and shown as Assessor's Parcel Numbers 101-420-001 and 101-460-013, in the Orcutt area, Fourth Supervisorial District.

5. **09BAR-00000-00144 Clark Avenue Commercial** **Orcutt**
09DVP-00000-00029 (Joyce Gerber, Planner) **Jurisdiction: DVP**
09CUP-00000-00038
09TPM-00000-00004

Request of Frances Romero, agent for owner, Pat Palangi, B3, LLC., to consider Case No. 09BAR-00000-00144 for **conceptual review of a commercial project consisting of building A of approximately 4,510 square feet, building B of approximately 4,729, and building C of approximately 3,636 square feet for a total development of approximately 12,938 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 3,638 cubic yards of cut and approximately 3,818 cubic yards of fill. The subject property is a 1.44 acre site zoned C-2 and shown as Assessor's Parcel Number 103-750-038, located at **the South West corner of Clark Avenue and Stillwell Road** in the Orcutt area, Fourth Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn:

FROM: Joyce Gerber, Planner
Ext. 6265

DATE: August 28, 2009

RE: **09BAR-00000-00057, South Valley Community Church, 1054 East Clark Avenue, APN 103-740-004, 09SCD-00000-00009, 09LUP-00000-00297**

Preliminary review indicates that the project complies with the all zoning requirements for the OT-R-14/GC zone district and is compatible with the requirements of the County of Santa Barbara Land Use & Development code and the policies of the Orcutt Community Plan, subject to certain conditions.

This project may proceed for:

- | | |
|-------------------------------------|----------------------|
| <input type="checkbox"/> | CONCEPTUAL |
| <input type="checkbox"/> | PRELIMINARY |
| <input checked="" type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

Project is a **multi-purpose room of approximately 1,920 square feet and a office space of approximately 750 square feet.** The following structures currently exist on the parcel: a sanctuary of approximately 1,978 square feet, a classroom of approximately 1,184 square feet, and an office building of approximately 990 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.86 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 103-740-004, located at **1054 East Clark Avenue** in the Santa Maria area, Fourth Supervisorial District.

The project was seen for conceptual review on April 24, 2009 with comments as follows:

NBAR COMMENTS:

- **Westerly Buildings should include more architectural detail because it will be very prominent.**
- **An architectural element should be added to the office entry.**
- **Narrow planters are not adequate.**

Project received conceptual review only. Atkinson absent. No action taken. Applicant may return for preliminary approval.

The project was seen for conceptual review on July 24, 2009 with comments as follows:

- **The existing building is lacking in a definition of style, so the proposed addition should enhance the overall look of the building by pulling existing details and adding to them to create a better overall look.**
- **Any additional details should be a simple and clean design.**
- **Extending a portion of the roof out could eliminate the need for a trellis.**
- **Re-consider the location, and number of windows located on the west facing wall.**

ACTION: Atkinson moved, seconded by Hurley, and carried by a vote of 5 to 0 (Small absent) to continue preliminary approval of 09BAR-00000-00057. Applicant may submit for preliminary/final approval.

The project was seen for preliminary/final review on August 28, 2009 with comments as follows:

- **Applicant needs to enhance overall look of the project.**
- **Consider 3 or 4 tree wells for medium-sized canopy trees. Wells should be 4 square feet in size.**
- **Wrap canopy roof around corner of the building.**
- **Colors should match existing buildings.**
- **Provide project needs details for columns, windows, doors, and roof edges.**

ACTION: Ravatt moved, seconded by Bettencourt, and carried by a vote of 4 to 0 (Atkinson, Hurley, and Palacios absent) to grant preliminary approval of 09BAR-00000-00057. Applicant may submit for final approval.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

c: Case File (to Planner)
Leticia Rodriguez (e-mail)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: North Board of Architectural Review

FROM: Tammy Weber

DATE: September 25, 2009

RE: 09BAR-00000-00117 Guggia Setback Modification
09MOD-00000-00006; 5745 Oak Hill Drive APN: 105-210-057

Preliminary review indicates that the project complies with the all requirements of the R-I zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

This project may proceed for:

- | | |
|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> | CONCEPTUAL |
| <input type="checkbox"/> | PRELIMINARY |
| <input checked="" type="checkbox"/> | PRELIMINARY/FINAL ON CONSENT |
| <input type="checkbox"/> | REVISED FINAL |
-

NBAR COMMENTS:

- **Proposed plan needs to show surrounding property and structures.**

PROJECT DESCRIPTION:

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c: Case File (to Planner)
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review, North

FROM: John Zorovich 

DATE: September 17, 2009

RE: 09BAR-00000-00155, Rice Ranch (Oaks Neighborhoods) APNs 101-420-001;
101-460-013

The applicant is requesting that the three-car garage option for the Plan 4 Residence be allowed in the Oaks neighborhood. The original set of BAR approved plans for the Plan 4 Residence includes a note which specifies that this option is only allowed in the Pine Creek neighborhood. Review of the BAR approved minutes for the Rice Ranch project did not reveal any information as to why the three-car garage option is limited to the Pine Creek neighborhood. Staff also reviewed the Rice Ranch Specific Plan and conditions of approval and did not find any provisions prohibiting this option in the Oaks neighborhood. Based on this review, staff authorizes the proposed three-car garage option for the Plan 4 Residence to proceed for revised final BAR approval.

<input type="checkbox"/>	CONCEPTUAL
<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	FINAL
<input checked="" type="checkbox"/>	REVISED FINAL