



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: September 25, 2009**

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

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**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Small at 9:02A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Kevin J. Small - Chair
James King - Vice Chair
Craig Lewis Atkinson
Ronald F. Bettencourt

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez - Board Assistant Specialist
Zoraida Abresch, - Supervising Planner, Development Review North
Joyce Gerber - Planner, Development Review North

BOARD MEMBERS ABSENT:

Gregg Ravatt
Jared Hurley - Alternate
Gil V. Palacios - Alternate

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 2.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT:

Item No. 2 – South Valley Community Church (09BAR-00000-00057) – By the request of the planner, item continued to the NBAR meeting of October 23, 2009, no motion made.

III. MINUTES: Small moved, seconded by Bettencourt and carried by a vote of 3 to 0 (Atkinson abstained)(Ravatt, Hurley, and Palacios absent) to continue the Minutes of August 28, 2009 to the NBAR meeting of October 23, 2009.

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)

ACTION: King moved, seconded by Bettencourt, and carried by a vote of 4 to 0 (Ravatt, Hurley, and Palacios absent) to grant preliminary/final approval on consent of 09BAR-00000-00117.

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: Zoraida Abresch announced Glenn Russell has started his position as the Planning and Development Director.

VII. STANDARD AGENDA:

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)

NBAR COMMENTS:

- **NBAR prefers applicant hide antennas within the parapet area.**
- **Ladder paint should match the wall.**
- **On page A-2, NBAR wants continuous cornice on rear elevation.**

ACTION: King moved, seconded by Atkinson, and carried by a vote of 4 to 0 (Ravatt, Hurley, and Palacios absent) to grant preliminary/final approval of 09BAR-00000-00100.

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)

Item 09BAR-00000-00057, continued to the NBAR meeting of October 23, 2009, no motion made.
(See agenda status report.)

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)*

NBAR COMMENTS:

- **NBAR prefers simple clean lines there by allowing the shopping center or gas station to be remodeled or modified in the future.**
- **Enhance with landscape to present corner more uniformly.**
- **NBAR prefers applicant refer to the old town guidelines as a starting point.**
- **NBAR suggests for a minimum of 3 feet of landscaping in front of building.**
- **Applicant needs to further develop scheme B.**

Project received further conceptual review only. Ravatt, Hurley, and Palacios absent. No action taken. Applicant may return for preliminary approval.

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.

NBAR COMMENTS:

- **NBAR is concerned that too many adjacent 3 car garages will create a linear "alley type" look.**
- **NBAR supports applicants request for modification consistent with original approval.**

ACTION: Atkinson moved, seconded by Bettencourt, and carried by a vote of 4 to 0 (Ravatt, Hurley, and Palacios absent) to grant revised final approval of 09BAR-00000-00155.

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.

PUBLIC COMMENT:

- **Pamela Macal**
- **Heather Nelson**

NBAR COMMENTS:

- **NBAR is concern with the proximity of parking streets particularly to Clark Avenue.**
- **NBAR prefers applicant increase landscaping on Clark or restudy sidewalk layout.**
- **Applicant should re-study the 90° driven turn and evaluate if it would be problematic. Parking lot is disjointed.**
- **NBAR recommends outside seating areas. This may be more desirable and invite the community to use as a hang out, "community base center".**
- **NBAR would like to see more overall landscaping.**
- **Due to signage plan usually affecting architecture, NBAR would prefer to see signs integrated or at least an idea of what signs would be.**
- **Tower doesn't do anything for the building. Proportions and base need to be restudied in relation to rest of building.**
- **Eye brows cliché, do not add to the building.**
- **Applicant needs to re-evaluate if tower element feels like it belongs and fits.**
- **NBAR likes the variety of individual elements through out project but application is puzzling and proportion doesn't work.**
- **Building A, applicant should consider the simplicity of materials, too much adornment for size of building. Also, too much detail, proportion needs to be subdivided.**
- **Roof needs to be restudied. Building A and B "eyebrows", problematic.**
- **NBAR would like to see vines listed on landscape plan as well as shown on all corners.**
- **Applicant needs to re-study the tree wells between building and parking or open space for tables and umbrellas.**
- **The Tower is too high.**

Project received conceptual review only. Ravatt, Hurley, and Palacios absent. No action taken. Applicant may return for preliminary approval.

There being no further business to come before the North Board of Architectural Review, Board Member King moved, seconded by Bettencourt, and carried by a vote of 4 to 0 (Ravatt, Hurley, and Palacios absent) to adjourn the meeting until 9:00 A.M. on Friday, October 23, 2009 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 11:01 A.M.

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