



# COUNTY OF SANTA BARBARA

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## **NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA**

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

**Meeting Date: October 23, 2009  
9:00 A.M.**

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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**

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- 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 COMMENT:** 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 and September 25, 2009 will be considered.
- IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS**
- V. STAFF UPDATE**
- VI. STANDARD AGENDA:**

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

- 1. 09BAR-00000-00082 South Gray Plaza Overall Sign Plan Orcutt**  
**09OSP-00000-00001 (Joyce Gerber, Planner) Jurisdiction: Old Town Orcutt Commercial**

Request of Charles B. Tinch, owner, to consider Case No. 09BAR-00000-00082 for **preliminary/final approval of proposed shopping center signs**. The following structures currently exist on the parcel: a two-story commercial building of approximately 4,393 square feet and a commercial building of approximately 1,942 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-101-006, located at **350 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 05/22/09, 06/26/09, and 08/28/09)
- 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, 08/28/09, and 09/25/09)
- 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 **preliminary approval 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 and 09/25/09)
- 4. 09BAR-00000-00164 Ferguson Single Family Dwelling and Grading Orcutt**  
**09ZCI-00000-00070 (Joyce Gerber, Planner) Jurisdiction: DVP**

Request of Pete Newman, agent for the owners, Kate and Homer Ferguson, to consider Case No. 09BAR-00000-00164 for **conceptual review of a new residence of approximately 2,759 square feet with an attached garage of approximately 841 square feet and a porch of approximately 53 square feet**. There are currently no structures on the parcel. The proposed project will require approximately 192 cubic yards of cut and fill. The property is a 10,000 square foot parcel zoned DR3.3 and shown as Assessor's Parcel Number 105-400-002, located at **1142 Old Mill Road** in the Orcutt area, Fourth Supervisorial District.

5. **09BAR-00000-00142 Verizon Wireless @ St. Mary's Church #187619 Lompoc**  
**09CUP-00000-00036**(Megan Lowery, Planner) **Jurisdiction: Planner**  
**Referral**

Request of Tricia Knight, agent for the owner, St. Mary's Episcopal Church, to consider Case No. 09BAR-00000-00142 for **conceptual review and preliminary/final approval of a telecommunications facility, consisting of a 64 feet tall faux pine tree antenna support structure and a 25 feet x 40 feet support equipment compound.** The following structure currently exists on the parcel: a church of approximately 20,000 square feet. The proposed project will not require grading. The property is a 5.59 acre parcel zoned DR and shown as Assessor's Parcel Number 097-250-073, located at **2810 Harris Grande Road** in the Lompoc area, Fourth Supervisorial District

6. **09BAR-00000-00143 Verizon Wireless @ Babe Farms #189846 Santa Maria**  
**09CUP-00000-00037**(Megan Lowery, Planner) **Jurisdiction: Planner**  
**Referral**

Request of Tricia Knight, agent for the owner, Acquistapace 2003 Family Trust, to consider Case No. 09BAR-00000-00143 for **conceptual review and preliminary/final approval of a telecommunications facility, consisting of a 50 feet tall antenna support structure enclosed within a 32 feet x 32 feet equipment compound.** The following structures currently exist on the parcel: a residence of approximately 800 square feet and an Ag storage facility. The proposed project will not require grading. The property is a 73.85 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 117-170-019, located at **1503 Blosser Road** in the Santa Maria 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: October 23, 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"/>            | <b>CONCEPTUAL</b>    |
| <input type="checkbox"/>            | <b>PRELIMINARY</b>   |
| <input checked="" type="checkbox"/> | <b>FINAL</b>         |
| <input type="checkbox"/>            | <b>REVISED FINAL</b> |

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**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: Board of Architectural Review  
Attn:

FROM: Joyce Gerber, Planner  
Ext. 6265

DATE: October 23, 2009

RE: **09BAR-00000-00082, South Gray Plaza Overall Sign Plan, 350 East Clark Ave,  
APN 105-101-006**

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

**APPROVAL** by your board.

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***PLEASE SPECIFICALLY COMMENT ON:***

*The project was conditionally approved at the Zoning Administrator hearing of September 28, 2009.*

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## **PROJECT DESCRIPTION:**

The proposed project is an overall sign program for the South Gray Plaza shopping center. The following structures currently exist on the parcel: a 4,393 sq ft two-story commercial building and a 1,942 sq ft commercial building. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-101-006, located at 350 E. Clark Avenue in the Orcutt area, Fourth Supervisorial District.

The project was seen for further conceptual review by the NBAR on August 28, 2009 with comments as follows:

### **NBAR COMMENT:**

- **NBAR thinks the 1,500 – high density urethane (HUD) signs will look good.**

**Project received further conceptual review only. Atkinson, Hurley, and Palacios absent. No action taken. Applicant may return for preliminary approval following Zoning Administrator Hearing.**

The project was seen for conceptual review by the NBAR on May 22, 2009 with comments as follows:

### **NBAR COMMENTS:**

- **Provide drawings that are scale, rather than photo mock-up.**
- **Study method of attachment to prevent signs from swinging in the wind.**
- **Specify back ground color for all signs, and how back of signs would be treated.**
- **Specify border and lettering colors for each tenant.**
- **Consider moving signs to railing, for lower floor tenants and moving signs to building wall for upper floor tenants.**
- **Consider also protecting signs from posts.**

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

The project was seen by the NBAR on June 26, 2009 with comments as follows:

### **NBAR COMMENTS:**

**Project received further conceptual review only. Hurley absent. No action taken. Applicant may return for preliminary/final approval with details regarding mounting attachments.**

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)

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn:

FROM: Joyce Gerber, Planner  
Ext. 6265

DATE: October 23, 2009

RE: **09BAR-00000-00123, SLO Gas & Mart 62-M-30 Amendment**, 1101 East Clark Ave, APN 103-110-010

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Preliminary review indicates that the project complies with the all zoning requirements for the SC 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 checked="" type="checkbox"/> | PRELIMINARY   |
| <input type="checkbox"/>            | FINAL         |
| <input type="checkbox"/>            | REVISED FINAL |

**APPROVAL** by your board.

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***PLEASE SPECIFICALLY COMMENT ON:  
Project may return for NBAR approval after Director approval of the  
Development Plan Amendment.***

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## **PROJECT DESCRIPTION:**

The project is for an amendment to the existing shopping center development plan to allow 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.

The project was seen for conceptual review by the NBAR on August 28, 2009 with comments as follows:

- **Applicant may return with quick hand-drawn design studies.**
- **Style should comply with Orcutt guidelines, look at the Soap and Suds project and the Jack in Box at US 101.**
- **Site design is fine.**
- **Trash enclosure should be as unobtrusive as possible, while enclosing the container(s).**

The project was seen for further conceptual review by the NBAR on September 25, 2009 with comments as follows:

- **NBAR prefers simple clean lines 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 follows the old town guidelines as a starting point.**
- **NBAR suggests applicant consider re-studying the parking arrangement to allow for at least 3 feet of landscaping.**
- **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.**

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: Board of Architectural Review  
Attn: Anne Almy

FROM: Megan Lowery

DATE: October 23, 2009

RE: 09BAR-00000-00142, Verizon at St. Mary's Church, 09CUP-00000-00036  
2800 Harris Grade Road, Lompoc; APN 097-250-073

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Preliminary review indicates that the project complies with the all requirements of the DR-4.6 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

**CONCEPTUAL**  
 **PRELIMINARY**  
 **PRELIMINARY/FINAL**  
 **FINAL**  
 **REVISED FINAL**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

This project is recommended for **CONCEPTUAL** review only. Staff recommends further discussion on the proposed project design and potential alternative solutions. Please consider the following:

- Proposed project design, use of camouflage (i.e. faux tree) vs. a plain pole
- Alternative design solutions, (i.e. architectural feature, marquee, sign, etc.)

- Location of facility and equipment compound in relation to Harris Grade Road and neighboring properties.
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### **PROJECT DESCRIPTION:**

**The proposed project is for the installation of a new telecommunications facility for Verizon Wireless. The facility would consist of twelve (12) panel antennas, four antennas in three sectors, to be mounted on a 64-ft. high antenna support structure. The antenna support structure would be designed to resemble a pine tree to blend with the existing foliage at the site. The equipment for the proposed facility would be located in a second lease area south of the proposed antenna structure. The 25' x 40' equipment compound would include an emergency backup generator and a 10'x 20' equipment shelter and would be enclosed by a 7-ft. high fence.**

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)  
Anita Hodosy, P&D

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Megan Lowery

DATE: October 23, 2009

RE: 09BAR-00000-00143, Verizon at Babe Farms, 09CUP-00000-00037  
1503 N. Blosser Road, Santa Maria; APN 117-170-019

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Preliminary review indicates that the project complies with the all requirements of the AG-II-40 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

This project is recommended for **CONCEPTUAL** review only. Staff recommends further discussion on the proposed project design and potential alternative solutions. Please consider the following:

- Proposed project design, use of camouflage (i.e. faux tree, water tank)
- Alternative design solutions

- Location of facility, would locating the facility amongst existing agricultural buildings provide better context?

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**PROJECT DESCRIPTION:**

**The proposed project is for the installation of a new telecommunications facility for Verizon Wireless. The facility would consist of nine (9) panel antennas, three antennas in three sectors, to be mounted on a 50-ft. high antenna support structure. The antenna support structure would be designed to resemble a pine tree/water tank to disguise the antennas. The antenna support structure and equipment would be located in a 32' x 32' equipment compound would include an emergency backup generator and a 12'x 16' equipment shelter and would be enclosed by an 8-ft. high fence.**

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)  
Anita Hodosy, P&D

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