

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: October 28, 2011**

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

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

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, Kevin Small, at 9:03 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Craig Lewis Atkinson
James King - Vice Chair
Gregg Ravatt (*arrived at 9:16 A.M.*)
Edwin F. Schuler
Kevin J. Small (*arrived at 9:02 A.M.*) - Chair
Jared Hurley - Alternate
Gil V. Palacios (*arrived at 9:15 A.M.*) - Alternate

STAFF MEMBERS PRESENT:

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

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: King moved, seconded by Schuler and carried by a vote of 4 to 0 to (Small recused) adopt the following changes to the agenda:

Item No. 1 – Old Mill Run Entry Signs (11BAR-00000-00153) – By the request of the applicant, item will be continued to the NBAR meeting of November 18, 2011.

Item No. 9 – Broadway and Union Mercantile Commercial Building and New Facade (11BAR-00000-00127) – By the request of the applicant, item will be continued indefinitely.

III. MINUTES: Hurley moved, seconded by Atkinson and carried by a vote of 4 to 0 (King abstained) (Ravatt and Palacios absent) to approve the Minutes of September 23, 2011, as revised.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:

Chair Small announced he attended the Joint Chairs meeting where discussion included an overview of the criteria used to determine tiering for Winery facilities.

V. STAFF UPDATE:

Zoraida Abresch provided a hand out on:

Inland area permit requirements and development criteria for Wineries.

VI. STANDARD AGENDA:

1. **11BAR-00000-00153** **Old Mill Run Entry Signs** **Orcutt**
11CUP-00000-00030 (Tammy Weber, Planner) **Jurisdiction: DVP**

Request of Melissa Tauber, agent for the owner, Capital Pacific Development Group, Inc, to consider Case No. 11BAR-00000-00153 for **revised final approval of 3 entry monument signs. Each sign to be approximately 3 feet by 3 feet by 6 feet and 6 inches.** No structures currently exist on the parcel. The proposed project will not require cubic yards of cut and fill. The property is a 5.79 acre parcel zoned DR-3.3 and shown as Assessor's Parcel Numbers 105-400-061 and -062, located at **the entrance of Hasting Court and Terrazo Way** in the Orcutt area, Fourth Supervisorial District.

ACTION: King moved, seconded by Schuler, and carried by a vote of 4 to 0 (Small recused) to continue 11BAR-00000-00153 to the NBAR meeting of November 18, 2011. (See agenda status report.)

2. **11BAR-00000-00064** **Righetti Single Family Dwelling** **Orcutt**
11LUP-00000-00375 (Tammy Weber, Planner) **Jurisdiction: Ridgeline –Rural**

Request of David Swenk, Urban Planning Concepts, agent for owner, Paul Righetti, to consider Case No. 11BAR-00000-00064 for **preliminary approval of a new single family dwelling of approximately 5,046 square feet, a m conservatory of approximately 437 square feet, a guestroom with first floor of approximately 800 square feet and an office on second floor of approximately 398 square feet, a loggia of approximately 506 square feet, a detached garage of approximately 1,551 square feet with a vinegar storage of approximately 71 square feet, and landscaping of approximately 7,384 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,600 cubic yards of cut and fill. The property is a 1,290.3 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 101-020-069, located at **7367 Graciosa Road** in the Orcutt Area, Fourth Supervisorial District.
(Continued from 05/20/11)

NBAR COMMENTS:

- **In the interest of good design and as there would be no visual impacts to the public view shed, the NBAR exempts the project from further review.**

ACTION: Atkinson moved, seconded by King, and carried by a vote of 5 to 0 to grant preliminary approval of 11BAR-00000-00064.

3. **11BAR-00000-00157** **VanVeen Restaurant/Commercial Building** **Orcutt**
10LUP-00000-00461 (Kimberlee Probert, Planner) **Far Western Tavern Revision** **Jurisdiction: Old Town Orcutt**

Request of Berto VanVeen, agent for the owner, 300 Clark Partners, LLC, to consider Case No. 11BAR-00000-00157 for **revised final approval to the approved attached trellis, revisions to include an oak wood storage, covered patio area changes and trash container area.** The following structure currently exists on the parcel: a new restaurant under construction of

approximately 9,547 square feet. The proposed project will not require cubic yards of cut and fill. The property is a 7,000 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel 105-101-012 located at **300 Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 04/22/11 and 05/20/11)

NBAR COMMENTS:

- **NBAR approves of smooth stucco with previously approved colors, wing wall with stone veneer added to match existing stone veneer.**

ACTION: Atkinson moved, seconded by King, and carried by a vote of 5 to 0 to grant revised final approval of 11BAR-00000-00157.

4. 11BAR-00000-00130 Old Orcutt Square Attached Trellis Orcutt
11LUP-00000-00305 (Kimberlee Probert, Planner) **Jurisdiction: DVP**

Request of Craig Reade, owner, to consider Case No. 11BAR-00000-00130 for **preliminary/final approval of an attached trellis of approximately 81 square feet**. The following structure currently exists on the parcel: a two-story building of approximately 4,000 square feet. The proposed project will not require cubic yards of cut and fill. The property is a 0.16 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-103-001, located at **400 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 08/26/11 and 09/23/11)

NBAR COMMENTS:

- **Note connections.**
- **Extend trellis by 1 foot.**
- **Being manufacture's color.**

ACTION: King moved, seconded by Atkinson, and carried by a vote of 5 to 0 to grant preliminary approval of 11BAR-00000-00130. Applicant may return for final on consent.

5. 11BAR-00000-00097 SLO Gas & Mart Change of Use Orcutt
11LUP-00000-00230 (Kimberlee Probert, Planner) **Jurisdiction: DVP**

Request of Jeffrey Lee, agent for the owner, SLO Gas & Mart, to consider Case No. 11BAR-00000-00097 for **preliminary/final approval of a commercial interior and exterior remodel and installation of 2 canopies to cover existing fuel pumps**. The following structures currently exist on the parcel: a convenience store of approximately 1,156 square feet and a car wash facility of approximately 1,256 square feet. The proposed project will not require 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 07/22/11, 08/26/11, and 09/23/11)

NBAR COMMENTS:

- **Woodtrim to be consistent.**
- **BAR approved color/material board.**

ACTION: Atkinson moved, seconded by King, and carried by a vote of 5 to 0 to grant preliminary/final approval of 11BAR-00000-00097.

6. 11BAR-00000-00129 SLO Gas & Mart Signs Orcutt
11SCC-00000-00012 (Kimberlee Probert, Planner) **Jurisdiction: Signs**

Request of B & T Contractors, agent for the owner, SLO Gas & Mart, to consider Case No. 11BAR-00000-00129 for **preliminary/final approval of 2 wall signs of approximately 12 square feet and 22 square feet, 2 pole signs of approximately 7.5 square feet and 12.5 square**

feet, and 4 canopy signs of approximately 5.9 square feet each. The following structures currently exist on the parcel: a convenience store of approximately 1,200 square feet and a car wash facility of approximately 800 square feet. The proposed project will not require 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 08/26/11 and 09/23/11)

NBAR COMMENTS:

- **BAR approved color/material board.**

ACTION: King moved, seconded by Small, and carried by a vote of 5 to 0 to grant preliminary/final approval of 11BAR-00000-00129.

7. 11BAR-00000-00146 Sierra Madre Ranch Winery Santa Maria
11DVP-00000-00013(John Zorovich, Planner) **Jurisdiction: DVP**

Request of Jeff Fink, agent for the owner, Doug Circle, Sierra Madre Ranch Holdings, to consider Case No. 11BAR-00000-00148 for **conceptual review of a new Tier II winery of approximately 10,602 square feet.** The following structures currently exist on the parcel: a shop of approximately 4,250 square feet and an office of approximately 1,400 square feet. The proposed project will require approximately 500 cubic yards of cut and approximately 1,200 cubic yards of fill. The subject property is a 161.20 acre site zoned AG-II-40 and shown as Assessor's Parcel Number 129-010-007 located at **2570 Prell Road** in the Santa Maria area, Fourth Supervisorial District

NBAR COMMENTS:

- **Design does not convey agriculture character.**
- **Consider off setting structure to eliminate "straight".**
- **Landscaping doesn't feel integrated with design of building.**
- **Consider design to create a different experience.**
- **Soften building with landscaping, walkways.**
- **Consider site design to be inviting.**
- **Barn, corrugated metal ok.**
- **Applicant needs to provide landscape plan- which also addresses erosion.**

Project received conceptual review only. No action taken. Applicant may return for further conceptual review.

8. 11BAR-00000-00162 'F' Street Development Plan Santa Maria
11DVP-00000-00014(John Zorovich, Planner) **Jurisdiction: DVP**
11DVP-00000-00015

Request of Bill Sarten/John A. Smith, agents for the owner, John Hochleutner, to consider Case No. 11BAR-00000-00162 for **conceptual review of a new 1,500 square foot single story office and a 4,000 square foot garage shop located on each Assessor Parcel.** No structures currently exist on the parcels. The proposed project will not require grading. The subject properties are each 2.14 acres in size and are zoned M-2 and shown as Assessor's Parcel Number 111-030-025, and -026 located at **'F' Street at Betteravia** in the Santa Maria area, Fourth Supervisorial District.

NBAR COMMENTS:

- **Reconsider choice of landscape material.**
- **NBAR recommends a landscape architect.**
- **Consider landscape for both sides of fence.**
- **Reconsider location of building.**
- **Submit landscape and irrigation plan.**
- **Provide one site plan with both structures with elevations and dimensions.**

Project received conceptual review only. No action taken. Applicant may return for further conceptual review.

9. **Broadway and Union Mercantile**
11BAR-00000-00027 Commercial Building and New Facade **Orcutt**
11LUP-00000-00076 (Dana Carmichael, Planner) **Jurisdiction: Old Town Orcutt**

Request of Greg Ravatt, architect for the owner, Broadway & Union Mercantile, LLC, to consider Case No. 11BAR-00000-00027 for **final approval of a two story commercial structure of approximately 6,722 square feet and a façade of an existing building of approximately 6,586 square feet.** The following structure currently exists on the parcel: a building of approximately 6,586 square feet. The proposed project will not require grading. The property is a 0.34 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel 105-092-017 located at **154 Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 03/25/11, 04/22/11, 05/20/11, 06/24/11, 07/22/11, and 08/26/11)

ACTION: King moved, seconded by Schuler, and carried by a vote of 5 to 0 to continue 11BAR-00000-00027 indefinitely. (See agenda status report.)

There being no further business to come before the North Board of Architectural Review, Board Member King moved, seconded by Atkinson, and carried by a vote of 5 to 0 to adjourn the meeting until 9:00 A.M. on Friday, November 18, 2011 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 11:33 A.M.