



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

Meeting Date: October 28, 2011
9:00 A.M.

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**

- 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.
 - The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
 - Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the North Board of Architectural Review and that are distributed to a majority of all of the members of the North Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 624 W. Foster Road, Suite C, Santa Maria, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the North Board of Architectural Review and that are distributed to a majority of all of the members of the North Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at 511 East Lakeside Parkway, Santa Maria, CA.
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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 September 23, 2011 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. 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.

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)

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

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)

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)

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)

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

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.


9. **11BAR-00000-00027** **Broadway and Union Mercantile**
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)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Zoraida Abresch

FROM: K. Probert, Planner 
Planning & Development, North County

DATE: October 20, 2011

RE: 11BAR-00000-00097, SLO Gas & Mart Change of Use, 11LUP-00000-00230,
1101 E. Clark Avenue, 103-110-010

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The re-submittal for exterior changes previously reviewed on July 22, 2011, August 12, 2011 and September 23, 2011 in compliance with the Orcutt Community Plan policies. The re-submittal provides consistency to window details between plans and details, additional detailing of corbels on the building façade, increased height of dry-stack stone veneer wainscot, colors and color board and revised canopy plans providing consistency with the proposed façade of the food mart. The previous submittal included the vertical siding topped EIFS Cornice, dry-stack stone veneer wainscot and new stucco finish. The re-design is proposed for the existing service station and new canopies

PROJECT DESCRIPTION:

The applicant is proposing to change the use of the existing service bays to expand the convenience store. The project will require minor exterior remodel to the structure. The applicant is proposing to rebuild the two canopies over the fuel pumps that were damaged and subsequently demolished. The canopies will be smaller in roof area, in the same location and of the same height. Adequate parking is provided for the existing development and change of use within shopping center development.

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; 11LUP-00000-00230
Leticia Rodriquez, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Zoraida Abresch

FROM: K. Probert *VP*
Planning & Development, North County

DATE: October 20, 2011

RE: 11BAR-00000-00129; SLO Gas & Mart Signs, 11SCC-00000-00012, 1101 East
Clark Avenue, Santa Maria, 103-110-

Preliminary review indicates that the project complies with the all requirements of the __ 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 type="checkbox"/>	PRELIMINARY NBAR COMMENTS:
<input type="checkbox"/>	PRELIMINARY/FINAL
<input checked="" type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The sign in compliance with Orcutt Community Plan Requirements. Applicant has provided the requested graphics that match final design of the SLO Gas & Mart Change of Use.

PROJECT DESCRIPTION:

- a) The proposed project is for one 5 sf wall sign area located on new car wash enterprise;
- b) One 2.5 sf wall sign area located on food mart/kiosk enterprise;

- c) **Four canopy logo signs approximately 2.4 sf in sign area located on proposed canopies;**
- d) **One Pole sign 10 sf with the addition of Car Wash to the existing panel with Food Mart.**

All signs to be internally illuminated. Colors of signs as shown on submitted color board. The new signs would be in substantial conformity with the previously approved sign certificate of conformance (07SCC-00000-00017).

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 K. Probert
Leticia Rodriguez

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
MEMORANDUM**

TO: Board of Architectural Review, North

FROM: John Zorovich

DATE: October 25, 2011

RE: 11BAR-00000-00146 Sierra Madre Ranch Winery; APN: 129-010-007

Preliminary review indicates that the project complies with the zoning requirements for the AG-II-40 district and is compatible with the requirements of the County of Santa Barbara Land Use & Development code and the policies of the Comprehensive Plan.

X	CONCEPTUAL
	PRELIMINARY
	FINAL
	REVISED FINAL

I. Project Description

The proposed project includes the following improvements:

- Tier II winery with production up to 20,000 cases.
- Phase I would include two 4,128 s.f. buildings and a covered exterior area of 2,346 s.f. for a total of 10,602 s.f.
- Phase II would consist of two 2,760 s.f. structures totaling 5,520 s.f. of additional development.
- Total development proposed under this Development Plan would be 16,122 s.f.
- Maximum height of the structures would be approx. 32 ft.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
MEMORANDUM**

TO: Board of Architectural Review, North

FROM: John Zorovich

DATE: October 25, 2011

RE: 11BAR-00000-00162 'F' Street Development Plans; APNs 111--030-025; -026

Preliminary review indicates that the project complies with the most all zoning requirements for the M-2 district and is compatible with the requirements of the County of Santa Barbara Land Use & Development code and the policies of the Comprehensive Plan.

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

I. Request for NBAR Input

Section 35.25.050.B.1 of the LUDC states that: *Open storage of equipment and materials shall be permitted only in areas screened from the view of surrounding lots.*

Staff acknowledges the industrial setting of the project and surrounding area, however we must also determine that your project satisfies the screening objectives of Section 35.25.050 stated above. Staff seeks the NBARs input on whether additional screening is needed to satisfy the LUDC requirements for the M-2 district.

II. Project Description

The proposed project includes the following improvements on each lot:

- 1,500 s.f. single story office with paved parking driveway and parking stalls.
- 4,000 s.f. garage/shop
- 10,000 gallon above ground water storage tank, booster pump and pressure tank designed to provide domestic water service and fire protection.
- Pole mounted area lights
- Landscaping around offices.