

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: November 18, 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 9:06 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Craig Lewis Atkinson (*arrived at 9:03 A.M.*)
James King - Vice Chair
Gregg Ravatt (*arrived at 9:02 A.M.*)
Edwin F. Schuler
Kevin J. Small - Chair

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez - Board Assistant Specialist
John Karamitsos - Supervising Planner, Development Review North
Florence Trotter-Cadena - Planner, Development Review North
John Zorovich - Planner, Development Review North

BOARD MEMBERS ABSENT:

Jared Hurley - Alternate
Gil V. Palacios - Alternate

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 4.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Atkinson moved, seconded by King and carried by a vote of 4 to 0 (Small recused) (Hurley and Palacios absent) to 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 indefinitely.

III. MINUTES: The Minutes of October 28, 2011 will be continued to the NBAR meeting of December 16, 2011. No motion made.

IV. CONSENT AGENDA:

C-1. 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 **final approval on consent 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, 09/23/11, and 10/28/2011)

ACTION: Schuler moved, seconded by King, and carried by a vote of 5 to 0 (Hurley and Palacios absent) to grant final approval on consent of 11BAR-00000-00130.

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE:

Kevin Small noted that:

- 1) the 2012 Meeting Calendar has been released and solicited input from the NBAR; and**
- 2) the Key Site 3 presentation was discussed with the 4th and 5th District Supervisors.**

VII. 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. (Continued from 10/28/11)

ACTION: Atkinson moved, seconded by King, and carried by a vote of 4 to 0 (Small recused) (Hurley and Palacios absent) to continue 11BAR-00000-00153 indefinitely. (See agenda status report.)

2. 11BAR-00000-00096 Jorajuria New Single Family Dwelling Orcutt
11LUP-00000-00428 (Florence Trotter-Cadena, Planner) Jurisdiction: DVP
11SCD-00000-00018

Request of Wil Collier/Anthony Wells, agents for the owner, William Jorajuria, to consider Case No. 11BAR-00000-00096 for **further conceptual review and preliminary/final approval of a new single family dwelling of approximately 2,355 square feet and casitas of approximately 284 square feet.** No structures currently exist on the parcel. The proposed project will not require cubic yards of cut and fill. The property is a .23 acre parcel zoned DR-3.3 and shown as Assessor's Parcel Number 105-400-005 located at **1172 Old Mill Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 07/22/11)

NBAR COMMENT:

- **Architecture:**
- **The detailing on the house needs to be cleaned up and match.**
- **The architectural treatment of the casita is a design choice, and may either match, or complement, the house.**
- **The banding feature on the casita needs to be consistent across the entire façade.**
- **A lower wall around the casita should be considered.**

ACTION: Ravatt moved, seconded by Schuler, and carried by a vote of 4 to 0 (Small recused) (Hurley and Palacios absent) to grant preliminary/final approval of 11BAR-00000-00096.

3. 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 **further 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. (Continued from 10/28/11)

NBAR COMMENTS:

Architecture:

- **The use of two different gate types may be distracting; consider using swinging gates only.**
- **Consider increased overhang on front building roofs.**
- **Fence slats should not be white, specify the color to be used.**

Landscaping:

- **Consider using a landscape architect in order to carefully design plant placement and irrigation plan.**
- **Landscaping within the public right of way needs to be formally cleared with the Public Works Department.**
- **Trees should be located outside of the fenced areas to maximize their screening and aesthetic value.**
- **Groundcover, including bark, gravel, etc., needs to be specified on the plans.**

Lighting:

- **The project must demonstrate night sky compliance; ensure there is no offsite light trespass from 34’ high light standards.**
- **Provide cut sheets, and address separate lighting requirements for safety, security, and operations.**

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

4. 11BAR-00000-00175 Evergreen Shopping Center Orcutt
11LUP-00000-00418 (John Zorovich, Planner) **Jurisdiction: DVP**

Request of MW Architecture, agent for the owners, PR Investments, LLC, to consider Case No. 11BAR-00000-00175 for **conceptual review of a remodel of approximately 28,625 square feet**. The following structures currently exist on the parcel: 3 retail buildings to be demolished of approximately 1,500 square feet, 2,000 square feet, and 28,750 square feet. The proposed project will not require grading. The property is a 3.58 acre parcel zoned C2 and shown as Assessor's Parcel Number 109-200-038, located at 3500 Orcutt Road in the Orcutt area, Fourth Supervisorial District.

PUBLIC COMMENT:

- Dale Adams (No position)
- LeRoy Scolari (In Support)
- John Spencer (In Support)

NBAR COMMENTS:

- The NBAR supports the proposed project.

Site Design:

- The parking lot improvements should utilize additional landscaping to minimize the appearance and feel of a strip mall.
- Usable, well-defined pedestrian connections should be provided between the new building and the existing development; consider striping, different pavement, etc. to create inviting walkways.
- Consideration should be given to overall flow of entire parking lot, including noise created by truck deliveries.
- Storage bin and trash enclosure locations should be carefully considered.

Architecture:

- Additional architectural details needed to provide compatibility between the new Building B structure and proposed exterior remodel. Color scheme should be consistent with Building B.
- Additional articulation is needed for Building Elevation C-2; consider addition of a pitched roof.
- Consider increasing the depth of the architectural element containing the Dollar Tree sign.

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

5. **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 **further 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. (Continued from 10/28/11)

NBAR COMMENTS:

- The proposed project design is a vast improvement from the previous submittal.

Site Design:

- **Circulation for the public needs to be more carefully examined, particularly with respect to public entry in a vehicle, and then parking and walking to the tasting room.**

Architecture:

- **The elevations are dis-jointed; and don't convey solutions to some problems presented by design objectives.**
- **The massing needs work.**
- **Windows don't convey cohesiveness.**

Landscaping:

- **Consider increased landscaping and screening of tasting room patio.**

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

6. **10BAR-00000-00028 SB Clark LLC Planned Development Orcutt**
06GPA-00000-00016 (John Zorovich, Planner) **Jurisdiction: Development Plan**
06DVP-00000-00015
06TRM-00000-00004
10CUP-00000-00001

Request of John Franklin, agent for the owner, Ernie Mansi, SB Clark LLC, to consider Case No. 10BAR-00000-00028 for **further conceptual review of a planned development for 85 cluster homes ranging in size from approximately 1,100 square feet to 3,200 square feet, 40 creekside homes ranging in size from approximately 2,635 square feet to 3,303 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 180,000 cubic yards of cut and approximately 160,000 cubic yards of fill. The property is a 138.6 acre parcel zoned RR-10 and MR-0 and shown as Assessor's Parcel Number 129-151-026, located at **Key Site 3, Orcutt Community Plan Area** in the Orcutt area, Fourth Supervisorial District. (Continued from 02/26/10, 03/26/10, 04/23/10, 05/28/10, and 06/24/11)

PUBLIC COMMENT:

- **Lillian Smith (In opposition)**

NBAR COMMENTS:

- **Review limited to upper MRO only.**
- **The MR-O conceptual design is compatible. Earlier provision would have alleviated many concerns with integrated site design. The paseos and structures will blend well with the proposed adjacent development.**

Site Design:

- **The screening provisions and revised locations are much improved.**

Project received further conceptual review only. Hurley and Palacios absent. No action taken. Applicant may not return for further conceptual review unless substantial changes are made to the project.

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 (Hurley and Palacios absent) to adjourn the meeting until 9:00 A.M. on Friday, December 16, 2011 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 12:20 P.M.