



# 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: November 18, 2011  
9:00 A.M.**

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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**

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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.
  - 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 October 28, 2011 will be considered.

**IV. CONSENT AGENDA:**

**The Representatives of the following items should be in attendance at this NBAR Meeting by 8:45 A. M.**

**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)

**V. NBAR MEMBERS INFORMATIONAL BRIEFINGS**

**VI. STAFF UPDATE**

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

**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)

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)

4. **11BAR-00000-00175**                      **Evergreen Shopping Center**  
**Exterior Remodel/Change of Use**                      **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.

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)

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 06/24/10)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: John Karamitsos

FROM: Florence Trotter-Cadena, Senior Planner *FLC*

DATE: November 17, 2011

RE: 11BAR-00000-00096, 11LUP-00000-00428, Jorajuria Single Family Dwelling,  
1172 Old Mill Lane, APN: 105-400-005

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Preliminary review indicates that the project complies with the all requirements of the DR- 3.3 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions. Required setbacks for structural development on the site are as follows: Front – 20 feet, Sides – 10 feet, and Rear – 15 feet as approved under 06SCD-00000-00031, Old Mill Substantial Conformity Determination.

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

This project may proceed for:

PRELIMINARY  
 PRELIMINARY/FINAL  
 FINAL  
 REVISED FINAL

**APPROVAL** by your board.

Construction of a single family dwelling of approximately 2,355 sq. ft. single family dwelling, a 270 sq. ft. casitas, a 180 sq. ft. covered porch and patio and a 668 sq. ft. attached garage.

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**PLEASE SPECIFICALLY COMMENT ON:**

The proposed house on the subject lot 5 (Jorajuria, 11LUP-00000-00428) received conceptual review by the North County Board Architectural Review (NBAR) on July 22, 2011. The house was presented to the NBAR as a stylistic blend of Old Mill and Foxenwood designs. The NBAR's comments were as follows:

- **Applicant to provide a site plan.**
- **Study details of front casitas elevation, including window size & placement.**
- **Breakup concrete driveway**
- **Artist renderings do not match plans.**
- **Continue façade around building.**

Any exterior night lighting installed on the project site shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels.

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## **PROJECT DESCRIPTION:**

### **The proposed project is for:**

Construction of a single family dwelling of approximately 2,355 sq. ft. single family dwelling, a 270 sq. ft. casitas, a 180 sq. ft. covered porch and patio and a 668 sq. ft. attached garage.

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

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

**TO:** Board of Architectural Review, North

**FROM:** John Zorovich

**DATE:** November 17, 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"/>	<b>CONCEPTUAL</b>
<input type="checkbox"/>	<b>PRELIMINARY</b>
<input type="checkbox"/>	<b>FINAL</b>
<input type="checkbox"/>	<b>REVISED FINAL</b>

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**I. Request for NBAR Input**

Staff seeks the NBARs input on whether the additional screening proposed by the applicant sufficiently screens the project site from neighboring properties.

**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.

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

**TO:** Board of Architectural Review, North

**FROM:** John Zorovich

**DATE:** November 15, 2011

**RE:** 11BAR-00000-00175; Evergreen Shopping Center; APNs 111--030-025; -026

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Preliminary review indicates that the project complies with the most all zoning requirements for the C-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"/>	<b>CONCEPTUAL</b>
<input type="checkbox"/>	<b>PRELIMINARY</b>
<input type="checkbox"/>	<b>FINAL</b>
<input type="checkbox"/>	<b>REVISED FINAL</b>

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**I. Request for NBAR Input**

Section 35.34.100.D of the LUDC states that when the total uncovered parking area on the project site exceeds 3,600 s.f. the following shall be required:

- 1. Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for these trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs.*
- 2. Landscape islands shall be provided at the ends of all parking lanes.*

The landscape plan for the newly built portion of the Evergreen Shopping Center depicts planter islands at intervals of 8-9 parking spaces. The proposed remodel of the existing structures does not include any new landscape planters. For compatibility purposes staff suggests that the proposed remodeled buildings resemble the landscaping theme of the newer building by adding landscape islands at the same parking space intervals. Adding planter islands would also ensure that the project is consistent with the screening objectives of Section 35.34.100.D stated above.

Staff seeks the NBARs input on whether the proposed improvements (including landscaping) provide compatibility with the newly built portion of the Evergreen Shopping center and satisfy the LUDC landscape requirements for the C-2 district.

## **II. Project Description**

The proposed project includes the following improvements on each lot:

- Re-plaster and paint the exterior of the existing buildings noted as buildings C, C.1, C.2, C.3, and C.4 on the project plans dated October 28, 2011 to provide consistency with the previously approved Evergreen Shopping Center Development Plan (Case no. 07DVP-00000-00009).
- Repave and restripe the existing parking lot
- Complete sound wall along eastern perimeter of the project site as previously approved in 07DVP-00000-00009.

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

**TO:** Board of Architectural Review, North

**FROM:** John Zorovich

**DATE:** November 16, 2011

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

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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.

<b>X</b>	<b>CONCEPTUAL</b>
	<b>PRELIMINARY</b>
	<b>FINAL</b>
	<b>REVISED FINAL</b>

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- I. Staff seeks the NBARs input on the revised plans with regards to the following design standards of the land Use Development Code:
- a. Exterior.** The design, scale, and character of the winery shall be compatible with existing development in the vicinity. Structures associated with the winery including production facilities shall have an exterior design style that is agricultural or residential in nature using earth tones and non-reflective paints, siding, and roofing materials. Structures shall not use an exterior design style typically associated with large industrial facilities.
  - b. Screening.** The visibility of winery structures from public roads shall be minimized through the use of landscaping and other screening devices to ensure that the character of the area is retained. Tanks not located within a structure shall be completely screened from public roads.
  - c. Height.** The height of a structure associated with a winery facility shall be limited to 35 feet. The height limit may be increased to 45 feet where a pitched roof of greater than four in 12 (rise to run) is proposed and at least 50 percent of the structure is limited to a height of 35 feet or less.
  - d. Lighting.** Exterior lighting fixtures shall be of a low intensity, low glare design and shall be shielded with full cutoff design and directed downward to ensure that neither the

lamp nor the related reflector interior surface is visible from a location off of the winery premises in order to prevent spill over onto adjacent lots under separate ownership. Pole lighting fixtures shall be used only for special events and seasonal agricultural activities. Exterior lighting shall not be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.

## **I. Project Description**

The proposed project includes the following improvements:

- Tier II winery with production up to 20,000 cases.
- 2,084 s.f. tasting room.
- 3,220 s.f. winery.
- 4,432 s.f. winery.
- Future additions to winery #1 and #2: 7,452 s.f.
- Total development proposed under this Development Plan would be 20,208 s.f.
- Maximum height of the structures would be approx. 35'5".

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

**TO:** Board of Architectural Review, North

**FROM:** John Zorovich

**DATE:** November 15, 2011

**RE:** 10BAR-00000-00028, Orcutt Key Site 3; APN 129-151-026

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This project has been before the NBAR multiple times; the last time it was considered was on June 24, 2011 (minutes from that meeting are provided below). A reoccurring comment from the NBAR has been the lack of information given about the MR-O development located in the northern portion of the site. The applicant has prepared several cross sections and elevations depicting the MR-O and its relationship to the proposed project. That information will be presented by the applicant at the November 18<sup>th</sup> meeting.

On July 20, 2011, the Planning Commission considered a conceptual version of the revised project. During the hearing, the Planning Commission expressed concerns regarding the lack of information on the MR-O, and the MR-O's relationship to the proposed development. The project is schedule to return before the Planning Commission on December 14<sup>th</sup>. Staff seeks the NBAR's input on whether the proposed project is compatible with the MR-O.

<b>X</b>	<b>CONCEPTUAL</b>
	<b>PRELIMINARY</b>
	<b>FINAL</b>
	<b>REVISED FINAL</b>

**BAR Minutes**

**Minutes from June 24, 2011**

**NBAR COMMENTS:**

- **Lack of information on the MR-O development is an issue. This creates difficulty in finding neighborhood compatibility.**
- **NBAR wants to review MR-O development standards.**
- **Cross sections should include existing grade at Highway 101.**
- **Buildings are too close to freeway.**
- **Trail is too close to freeway especially northern section. Trail location needs to be reconsidered. Locate on the interior side of berm. Be sensitive to areas along Orcutt Creek.**
- **Add shrubs to trail area (on plans).**
- **Cross section C. Consider wrought iron or tubular steel fencing to provide homeowners a feeling of security/separation from trail users.**

- Set backs off street seem too close to units (northern edge)
- NBAR wants to see guest parking areas detailed on plans.
- Grading not sensitive to existing topography.

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

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## Salient Key Site 3 Development Standards Related to the MR-O Development

**DevStd KS3-11:** Homes located on the northern, western and southern mesa boundaries adjacent to existing residential development that are not zoned MR-O shall be limited to one story in height to reduce visual impacts on these existing residences. In addition, on the northern site boundary, the developer shall install a 25-foot wide rural landscape buffer. Taller buildings within the MR-O zone shall be located away from the edge of the zone district to the maximum extent feasible.

**DevStd KS3-12:** Development on the site shall be consistent with the "gateway policies" in the Visual Resources section (IV.H).

**DevStd KS3-13:** Development on the portion of the property designated Res. 20.0 and zoned MR-O shall be constructed at a minimum and maximum of 20 dwelling units/acre by right, excluding private and public right-of-way.

**DevStd KS3-14:** Future residential development shall, at minimum, include the design components listed below:

- 1. Roofing and Feature Color and Material.** Development shall include darker, earth tone colors on structure roofing and other on-site features to lessen potential visual contrast between the structures and the natural visual backdrop of the area, as applicable. Roof materials shall match the prevailing materials used in the surrounding vicinity in

order to preserve, to the extent feasible, current visual characteristics. Natural-appearing building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences.

2. *Compatibility with Adjacent Uses.* The design and character of the project architecture shall be compatible with the existing development adjacent to the site, to the extent feasible.

3. *Masonry Walls and Sound Walls.* All masonry walls, including sound walls, shall provide color in tones compatible with surrounding terrain, using textured materials or construction methods that generate a textured effect. Clinging vines and/or native vegetation planting shall be provided directly adjacent to any walls to soften the visual effect. Vegetation that is planted along walls adjoining habitable structures shall be consistent with the requirements of an approved fire/vegetation management plan.

DevStd KS3-15: All front, side and rear elevations for all structures visible from public viewpoints shall incorporate design features that avoid long, unarticulated facades.

DevStd KS3-16: Project entrance monuments that may be provided shall be visually compatible with surrounding development, shall be consistent with the natural character of the area, and shall only be illuminated with hooded and downward-directed lighting of the lowest intensity that provide adequate lighting. Excessive lighting intensity shall not be permitted.

DevStd KS3-17: Signs shall be constructed of high quality materials and are encouraged to have borders, trim, and be recessed into their frames. Lettering style and colors shall be consistent with the rural character of Orcutt.

DevStd KS3-18: Future development proposals for the MR-O portion of the site shall be designed in a manner that avoids potential privacy impacts through the use of one or more of the following measures, as appropriate:

- Use of building setbacks from existing development and/or landscaping to increase privacy and reduce potential nuisance noise impacts;

- Adherence to lower building heights for components of the development closest to existing neighborhoods;
- Ensuring that any proposed balconies and proposed third story windows do not present privacy issues such as having line of sight views into rear yards and other private areas of adjacent existing development.

**DevStd KS3-19:** New lighting shall be oriented away from sensitive uses, and shall be hooded, shielded, and located to direct light pools downward and prevent glare. The following standards shall also be implemented:

- All exterior lighting shall be designed as part of the overall architectural concept.
- Fixtures, standards and all exposed accessories shall be harmonious with the building design, the lighting design and hardware of the public spaces, and the overall visual environment of the County.
- Lighting shall be used for safety and security to illuminate building entrances, parking and loading areas, and pedestrian walkways.
- Light fixtures with exposed light bulbs shall generally be avoided.
- All light fixtures shall be shielded or of a type fitted with lenses to confine the cone of light to the extent feasible.
- Lighting sources shall not cast stray light beyond the property line on which they are installed.

**DevStd KS3-20:** Finish materials, including glazing, shall be of a low reflectivity to minimize glare. Development shall include low reflectivity glass, subdued colors for building materials in high visibility areas, and the use of plant material along the perimeter of the structures to soften views.

**DevStd KS3-21:** Streetlights located within the development shall be pedestrian in scale, and range in height from 12 feet to 25 feet, and shall be architecturally compatible with surrounding development. Streetlights, where they are included, shall be primarily for pedestrian safety (at roadway intersections only), and shall not provide widespread illumination. High mast street lighting shall be shielded and decorative to be compatible with the rural character of Orcutt.

**Mitigation Program:** Development of Key Site 3 shall also be subject to additional mitigation measures prior to final zoning clearance. Refer to the Mitigation Monitoring and Reporting Program (MMRP) in Appendix F for additional requirements related to development of the site.