



# 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: December 12, 2008  
9:00 A.M.**

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Kevin J. Small, **Chair**  
James King, **Vice-Chair**  
Jared Hurley  
Greg Ravatt  
Ronald F. Bettencourt

Craig Lewis Atkinson, **Alternate**  
Gil V. Palacios, **Alternate**  
Gary Kaiser, **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 November 07, 2008 will be considered.
- IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS**
- V. STAFF UPDATE**
- VI. STANDARD AGENDA:**





**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Gary Kaiser

FROM: Florence Trotter-Cadena, Planner

DATE: December 9, 2008

RE: 01BAR-00000-00214, Orcutt Aquacenter, APN: 107-470-011

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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.

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 15,000 square foot aquatic facility, administration building, parking, landscaping, indoor recreation pool, therapy pool, outdoor olympic sized competition pool, 1 & 3 meter diving, water slides, water play features & shallow water areas, bleachers and a picnic & BBQ area. No structures currently exist on the parcel.

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**PLEASE SPECIFICALLY COMMENT ON:**

The proposed project has been reviewed by the County Board of Architectural Review on several occasions. The last review occurred on May 24, 2002. At that time the County Board of Architectural Review determine that the project could move forward to preliminary approval with the following comments.

The proposed architecture employs several design languages including high tech materials, agricultural shapes and natural landscape colors; building must choose its identity.

- o To this end, consider the differences between the proposed project and a standard strawberry cooler; what makes the aqua center different?.
- o Design details will be critical.
- o Enlarge detail drawings.
- o BAR disagrees that the entry alone deserves punch and is rather, looking for harmony in and consistent use of materials and detail around the entire building..
- o Restudy the rear elevation of the building;. Study and ensure that exterior cladding materials read as different materials; grading shadow lines, surfaces textures and colors will be critical in this regard.
- o Consider punching colors.
- o Consider color schemes (such as all blues) which would allow building to distinguish itself from the surrounding landscape.

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#### **PROJECT DESCRIPTION:**

The proposed project is for the construction of a 15,000 square foot aquatic facility, administration building, parking, landscaping, indoor recreation pool, therapy pool, outdoor olympic sized competition pool, 1 & 3 meter diving, water slides, water play features & shallow water areas, bleachers and a picnic & BBQ area. No structures currently exist on the parcel.

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: Northern Board of Architectural Review

FROM: Nathan Eady

DATE: December 12, 2008

RE: 06BAR-00000-00039 OSR/Rice Cooler  
08LUP-00000-00661; 1701 East Betteravia Road; APN: 128-096-004

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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.

This project may proceed for:

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

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**PLEASE SPECIFICALLY COMMENT ON:**

**PROJECT DESCRIPTION:**

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Request of Suzanne Elledge Planning and Permitting Services, Inc., agent for the owners, OSR Enterprises, to consider Case No. 06BAR-00000-00039 for **final review of a 230,636 square foot agricultural cooling and processing facility. The project also includes the development of 632,821 square feet of paving (including 259 parking spaces), 115,080 square feet of detention basins, and 158,347 square feet of landscaping.** The project site currently contains multiple oil, natural gas, and water wells; as well as oil storage tanks. The project site is a 40 acre parcel zoned AG-II-40 and shown as a portion of Assessor's Parcel Number 128-096-004, **located at 1701 East Betteravia Road** in the Santa Maria Valley, Fifth Supervisorial District.

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: Northern Board of Architectural Review

FROM: Dana Carmichael

DATE: December 12, 2008

RE: 08BAR-00000-00241 Fresh and Easy Sign Plan  
08SCC-00000-00018; 4869 South Bradley Road; APN: 103-334-032

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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.

This project may proceed for:

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

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**PLEASE SPECIFICALLY COMMENT ON:**

**PROJECT DESCRIPTION:**

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Request of LNI Custom Manufacturing, agent, to consider Case No. 08BAR-00000-000241 for **preliminary/final approval of 2 wall signs of approximately 100 square feet**. The following structures currently exist on the parcel: commercial structures of approximately 5,000 square feet and 6,968 square feet, a commercial structure of approximately 7,360 square feet, a commercial building of approximately 835 square feet, and a commercial building of approximately 28,787 square feet. The proposed project will not require grading. The property is a 14,533 square foot parcel zoned SC and shown as Assessor's Parcel Number 103-334-32, located in the Acorn Plaza Shopping Center at **4869 South Bradley Road** in the Orcutt area, Fourth Supervisorial District.  
(Continued from 11/07/08)

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: Northern Board of Architectural Review

FROM: Nathan Eady

DATE: December 12, 2008

RE: 08BAR-00000-00253 ARC Tier III Winery, Farm Employee Dwellings, and Lot-line Adjustment  
08DVP-00000-00032; 08CUP-00000-00074; 08LLA-00000-00016  
2540 Clark Avenue; APN: 129-151-045, -067, -068

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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.

This project may proceed for:

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

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**PLEASE SPECIFICALLY COMMENT ON:**

**PROJECT DESCRIPTION:**

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Request of David Swenk, agent for Urban Planning Concepts, to consider Case No. 08BAR-00000-00253 for **conceptual review of a winery of approximately 12,790 square feet, associated structures of approximately 36,945 square feet, and a employee housing consisting of a development of approximately 11,675 square.** The following structure currently exists on the parcel: a storage building of approximately 2,800 square feet. The proposed project will require approximately 58,493 cubic yards of cut and approximately 9,803 cubic yards of fill. The subject property is a 193.04 acre site zoned AG-II-40 and shown as Assessor's Parcel Numbers 129-151-045, -067, and -068 located at **2540 Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

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