

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: December 17, 2010**

**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**

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 9:00 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Kevin J. Small - Chair
James King - Vice Chair
Gregg Ravatt (*arrived at 9:04 A.M.*)
Jared Hurley - Alternate
Gil V. Palacios (*arrived at 9:11 A.M.*) - Alternate

STAFF MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Craig Lewis Atkinson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: One.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: One.

II. AGENDA STATUS REPORT: Hurley moved, seconded by King and carried by a vote of 3 to 0 (Atkinson, Ravatt, and Palacios absent) to adopt the following changes to the agenda:

Item No. 1 – Allen Cooler Facility Expansion (07BAR-00000-00356) – By the request of the applicant, item will be continued to NBAR meeting of January 28, 2011.

Item No. 3 – Kilgallon New Single Family Dwelling and Grading (10BAR-00000-00152) – By the request of the applicant, item will be continued dropped.

- III. MINUTES:** King moved, seconded by Palacios and carried by a vote of 3 to 0 (Ravatt and Hurley abstained) (Atkinson absent) to approve the Minutes of October 22, 2010.

King moved, seconded by Hurley and carried by a vote of 3 to 0 (Small and Palacios abstained) (Atkinson absent) to approve the Minutes of November 19, 2010, as revised.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:

Boardmember Hurley announced he will be absent for the NBAR meetings of April, May, and June.

- V. STAFF UPDATE:** None.

VI. STANDARD AGENDA:

- 1. 07BAR-00000-00356 Allen Cooler Facility Expansion Santa Maria
07DVP-00000-00036 (John Zorovich, Planner) **Jurisdiction: DVP****

Request of Michael Maglente, agent for the owner, Mr. Paul Allen, to consider Case No. 07BAR-00000-00356 for **final approval of a cooler facility expansion of approximately 29,529 square feet for Phase I, approximately 2,005 square feet for Phase II, and 13,020 square feet for Phase III.** Total square footage on the 4.99 acre parcel following re-development will be 55,044 square feet. Currently, there exists 32,095 square feet of development on the project site consisting of: a cold room, an office of approximately, and a canopy for shade to protect the incoming product from the sun. The proposed project will require approximately 500 cubic yards of cut and 200 of fill. The property is 4.99 acres in size and zoned AG-II-40 and shown as Assessor's Parcel Number 117-160-038, located at **2165 West Main Street** in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08, 08/08/08, 08/27/2010, 09/24/10, 10/22/10, and 11/19/10)

ACTION: Hurley moved, seconded by King, and carried by a vote of 3 to 0 (Atkinson, Ravatt, and Palacios absent) to continue 07BAR-00000-00356 to the NBAR meeting of January 28, 2011. (See agenda status report.)

- 2. 10BAR-00000-00185 Gloria Dei Lutheran Church Addition Revision Santa Maria
06CUP-00000-00053 (Joyce Gerber, Planner) **Jurisdiction: Zone Dist. Req. (DR)****

Request of Eugene D. Kai, owner, to consider Case No. 10BAR-00000-00185 for **revised final approval for a color change to the approved church addition of approximately 5,525 square feet and a entry porch of approximately 361 square feet.** The following structures currently exist on the parcel: a church assembly of approximately 4,780 square feet. The proposed project will not require grading. The property is a 2.97 acre parcel zoned DR and shown as Assessor's Parcel Number 107-250-015, located at **4380 Orcutt Road** in the Orcutt area, Fourth Supervisorial District.

NBAR COMMENTS:

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

ACTION: Hurley moved, seconded by King, and carried by a vote of 3 to 0 (Ravatt recused) (Atkinson and Palacios absent) to grant revised final approval of 10BAR-00000-00185.

- 3. 10BAR-00000-00152 Kilgallon New Single Family Dwelling and Grading Los Alamos
10LUP-00000-00365 (Florence Trotter-Cadena, Planner) **Jurisdiction: Ridgeline- Rural****

Request of Steve Martin, agent for the owners, Kilgallon Family Trust, to consider Case No. 10BAR-00000-00152 for **further conceptual review of a new single family dwelling residence**

of approximately 7,805 square feet with an attached laundry/office, a garage of approximately 850 square feet, a covered entry, trellis and porches of approximately 3,573 square feet, a detached guest house of approximately 800 square feet, and an exercise/workout building of approximately 972 square feet, and a bar-b-que area (outdoor kitchen) of approximately 870 square feet. The following structures currently exist on the parcel: a residence, farm worker housing, barn with office, and hay barn. The proposed project will require approximately 3,000 cubic yards of cut and fill. The property is a 906 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-030-047, located at **2480 Highway 135**, in the Los Alamos area, Third Supervisorial District. (Continued from 11/19/10)

ACTION: Hurley moved, seconded by King, and carried by a vote of 3 to 0 (Atkinson, Ravatt, and Palacios absent) to drop 10BAR-00000-00152. (See agenda status report.)

4. 10BAR-00000-00175 Pacific Christian Canopy Addition Santa Maria
10SCP-00000-00025 (Tammy Weber, Planner) Jurisdiction: DVP

Request of Harrell Fletcher, agent for the owner, Pacific Christian Church, to consider Case No. 10BAR-00000-00175 for **conceptual review and preliminary/final approval of two canopies. Canopy 1 of approximately 144 square feet and Canopy 2 of approximately 1,260 square feet**. The following structures currently exist on the parcel: a church, classrooms, administration office, and hall/meeting room totaling to be approximately 54,548 square feet. The proposed project will not require grading. The property is 12.97 acres in size and zoned DR-3.3 and shown as Assessor's Parcel Number 109-200-020, located at **3435 Santa Maria Way** in the Santa Maria area, Fourth Supervisorial District.

PUBLIC COMMENT:

- Robert Gurba

NBAR COMMENTS:

- NBAR recommends steeper pitch and bigger columns (or boxed out).

ACTION: Hurley moved, seconded by Ravatt, and carried by a vote of 4 to 0 (Atkinson absent) to grant preliminary/final approval of 10BAR-00000-00175.

5. 10BAR-00000-00192 ARC Vineyards Winery Signs Orcutt
10SCC-00000-00017 (Dana Carmichael, Planner) Jurisdiction: Sign
10VAR-00000-00001

Request of David Swenk, Urban Planning Concepts, agent for the owner, ARC Vineyards, LLC, to consider Case No. 10BAR-00000-00187 for **conceptual review of 2 entrance signs to be installed on a permitted wall. Sign 1 of approximately 15.6 square feet would be directly fronting Clark Avenue. Sign 2 of approximately 4.26 square feet would be located on the side of the wall.** The following structure currently exists on the parcel: a storage building of approximately 2,800 square feet. The proposed project will not require grading. The subject property is a 193.04 acre site zoned AG-II-40 and shown as Assessor's Parcel Numbers 129-151-045 located at **2540 Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

Project received conceptual review only. Atkinson absent. No action taken. Applicant may return for preliminary/final approval.

6. 10BAR-00000-00187 ARC Vineyards Tier I Winery Orcutt
10LUP-00000-00477 (Dana Carmichael, Planner) Jurisdiction: Winery

Request of David Swenk, Urban Planning Concepts, agent for the owner, ARC Vineyards, LLC, to consider Case No. 10BAR-00000-00187 for **conceptual review and preliminary approval of a canopy over a crush pad of approximately 920 square feet to a Tier I Winery**. The following structure currently exists on the parcel: a Tier I winery of approximately 2,826 square feet. The proposed project will not require grading. The subject property is a 13.04 acre site zoned AG-II-40 and shown as Assessor's Parcel Numbers 129-151-045 located at **2540 Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

ACTION: Hurley moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Atkinson absent) to grant preliminary approval of 10BAR-00000-00187. Applicant may return for final approval.

There being no further business to come before the North Board of Architectural Review, Board Member Palacios moved, seconded by Hurley, and carried by a vote of 5 to 0 (Atkinson absent) to adjourn the meeting until 9:00 A.M. on Friday, January 28, 2011 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 10:24 A.M.

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