COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES

Meeting Date: April 24, 2015

Public Works Department
Conference Room A
620 West Foster Road
Santa Maria, CA 93455
(805) 934-6250

Michael C. Maglinte, **Chair**
Robert W. Jones, **Vice-Chair**
Gil V. Palacios
Kevin J. Small
James King, **Alternate**
Vacant, **Alternate**
John Zorovich, **Supervising Planner**
Lia Graham, **NBAR Secretary**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Small at 9:02 A.M., in the Public Works Conference Room A, 620 W. Foster Road, Santa Maria, California.

BOARD MEMBERS PRESENT:

Michael C. Maglinte - **Chair**
Robert W. Jones - **Vice-Chair**
Kevin J. Small
James King - Alternate

STAFF MEMBERS PRESENT:

David Villalobos - Hearing Support
John Zorovich - NBAR Planner

BOARD MEMBERS ABSENT:

Vivek J. Harris
Gil V. Palacios

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 0

ADMINISTRATIVE AGENDA:

I. **PUBLIC COMMENT**: *None*

II. **AGENDA STATUS REPORT:** No changes were made to the agenda.

III. **MINUTES:** Small moved, seconded by Jones and carried by a vote of 4 to 0 (Harris and Palacios absent) to approve the Minutes of March 27, 2015.

IV. CONSENT AGENDA: N/A

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS: Maglinte reported on the recent joint chairs meeting.

- Chair committee meeting expanded on conceptual checklist.

2. 15BAR-00000-00055 Clark Avenue Offices Orcutt

(No planner assigned) **Jurisdiction: DVP**

Request of Vivek Harris, agent for the owners, Teixeira Capital Partners, to consider Case No. 15BAR-00000-00055 for **conceptual review of a new office/ retail of approximately 7,500 square feet.** The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is 6,900 square foot parcel zoned 0T-R-14/GC and shown as Assessor's Parcel Number 105-073-008, located at 155 E. Clark in the Orcutt area, Fourth Supervisorial District.

PUBLIC COMMENTS: Greg Revatt and Joseph Allegretto

NBAR COMMENTS:

- **The architecture appears reasonable when compared to adjacent structures.**
- **Rear elevation on stair/elevator structure needs further study.**
- **NBAR likes appearance of project.**
- **Return with streetscape view showing other existing structures.**

Project received conceptual review only. Palacios and Harris were absent for review of this item. No action taken. Applicant may return for preliminary.

3. 15BAR-00000-00057 Oasis Center Orcutt

14GPA-00000-00020 (Dana Eady, Planner) **Jurisdiction: General Plan Amendment**

Request of Vivek Harris, agent for the owners, The Oasis Center, to consider Case No. 15BAR-00000-00057 for **conceptual review of a private meeting facility of approximately 15,000 square feet.** The parcel is currently vacant. The proposed project will require approximately 2,000 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 5.28 acre foot parcel zoned REC and shown as Assessor's Parcel Number 105-020-063 and 105-020-064, located at Foxenwood Lane and Clark in the Orcutt area, Fourth Supervisorial District.

PUBLIC COMMENTS: J. Gibbons and Mike Sales

NBAR COMMENTS:

- **Restudy the small vent shape design.**
- **The windows above the library need further study.**
- **Study the vertical element between the gables.**
- **Rename "native" grasses "to "naturalized grasses".**
- **Consider expanding the landscape island in front of the entry.**
- **Building entrance and canopy need further study.**
- **NBAR conceptually likes the project design.**

Project received conceptual review only. Palacios and Harris were absent for review of this item.

COUNTY OF SANTA BARBARA

NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES

Meeting Date: September 22, 2017

Public Works Department
Conference Room A
620 West Foster Road
Santa Maria, CA 93455
(805) 934-6250

Michael C. Maglinte, **Chair**
Robert W. Jones, **Vice-Chair**
Vivek Harris
Kevin J. Small
James King, **Alternate**
Vacant, **Alternate**
John Zorovich, **NBAR Planner**
Lia Graham, **NBAR Secretary**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Maglinte at 9:01 A.M., in the Public Works Conference Room A, 620 W. Foster Road, Santa Maria, California.

BOARD MEMBERS PRESENT:

Michael C. Maglinte - **Chair**
Kevin J. Small
Robert W. Jones
James King

STAFF MEMBERS PRESENT:

David Villalobos - NBAR Secretary
John Zorovich - NBAR Planner

BOARD MEMBERS ABSENT:

Vivek Harris

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: 25

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

II. AGENDA STATUS REPORT:

III. MINUTES: Jones moved, seconded by Small and carried by a vote of 4 to 0 (Harris absent) to approve the Minutes of August 25, 2017.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS: Brief overview of the conflict of interest "guidelines".

V. STAFF UPDATE: The proposed Accessory Dwelling Unit (ADU) Ordinance amendments were not adopted by the Board of Supervisors. Staff plans to return with revised amendment wording later this year or early 2018.

VI. STANDARD AGENDA:

The Representatives of the following items should be in attendance at this NBAR Meeting by 9:00 A. M.

1. **17BAR-00000-00123** **Suput Craft Tier I Distillery** **Lompoc**

(Planner not yet assigned) **Jurisdiction: Lompoc**

Request of Marko Suput, owner, to consider Case No. 17BAR-00000-00123 for **Conceptual Review of a 6000 square foot craft distillery operation under a Tier I Winery Land Use definition.** The following structures currently exist on the parcel: a 2,500 square foot residence, an 800 square foot agricultural darn and 6,000 square foot horse barn (this structure will be converted for to the winery/distillery use. The property is a 10.63 acre parcel zoned AG-II and shown as Assessor's Parcel Number 099-170-046 located at **6615 E Hwy 246** in the Lompoc area, Third Supervisorial District **(Continued from 8-25-17 not heard).**

PUBLIC COMMENTS: None

NBAR COMMENTS: The white color on the building appears fairly bright. Consider using another color for the structure other than white.

- Return with a color board
- The reuse of the barn with clad siding is a good idea.
- Return with a parking and landscape plan.
- Return for further conceptual review.

Project received conceptual review only. This project may return for further conceptual review.

2. **15BAR-00000-00057** **OASIS Meeting Center** **Orcutt**

14GPA-00000-00020 (Natasha Campbell, Planner) **Jurisdiction: GPA, CUP. DP**
16RMM-00000-00001
16CUP-00000-00006
16DVP-00000-00002
16LLA-00000-00004
17CUP-00000-00013

Request of Tom Martinez, architect for the owners, OASIS Center, to consider Case No. 15BAR-00000-00057 for **further conceptual review of a private meeting facility of approximately 15,000 square feet and an off-site directional sign near the project entrance.** The parcel is currently vacant. The proposed project will require approximately 2,000 cubic yards of cut and approximately 2,000 cubic yards of fill. The OASIS property is a 5.28 acre foot parcel zoned REC and shown as Assessor's Parcel Number 105-020-063 and 105-020-064 located at Foxenwood Lane and Clark and the sign would be located along Foxenwood Lane on APN 105-020-041 (S. LeBard owner). Both the OASIS development and the sign are located in the Orcutt area, Fourth Supervisorial District **(Continued from 4-24-15).**

PUBLIC COMMENTS: Ruby Moz
Thomas Lyon
Carol Granskogen (Gave her allotted time to Todd Wilson)
Todd Wilson
Deanne Rosing
Linda Meyer
Grant Christiansen
Trudy Bigelow
Chuck Williams
Julie Sanchez
Lean Aasen
Steve LeBard
Ron Wise

NBAR COMMENTS: The gables are lengthy and make the building appear industrial.

- Consider breaking up the roof, particularly as it is viewed from Clark Avenue.
- Request that story poles be installed for NBAR review.
- Study the proportionality of the entry doors.
- Consider alternative window designs above the entry doors.
- Consider varying the elevation plane of the BBQ Storage building.
- Provide additional roof detail for the BBQ Storage building and study an alternative roof pitch for this structure.
- Consider adding a larger landscape island in the parking lot area.
- Consider adding tree wells in the rear service area.
- Consider using stone on the sign that is indigenous to the area.
- Study the approved LeBard and OTORO signage to ensure compatibility.
- Return with a photo depicting the existing Old Town Orcutt signage.
- Clarify whether the stairway is included in the project description. If the stairway is not part of the proposed project, remove it from the project plans.
- Return with grading plan and show detail of retaining wall, if proposed.

Project received conceptual review only. This project may return for further conceptual review.

The Representatives of the following items should be in attendance at this NBAR Meeting by 9:30 A. M.

3. **17BAR-00000-00137** **Orcutt First Street Commercial Development** **Orcutt**

(Planner Not Yet Assigned) **Jurisdiction: DVP**

Request of Greg Ravatt, agent for the owners, Clifford Rhea, to consider Case No. 17BAR-00000-00137 for **Conceptual Review of a two-story commercial buildings with restaurant and office space of approximately (Bldg 1) 8,950 square feet and (Bldg 2) 5,970 square feet. The following structures exist on the parcel currently; a 1,000 square foot building and a 175 square foot shed.** The proposed project will not require grading. The property is a 5,800 and 7,500 square foot parcel zoned mixed commercial and residential and shown as Assessor's Parcel Number 105-094-010 and 105-094-011 located at 200 E. Clark Avenue and First Street in the Orcutt area, Fourth Supervisorial District.

PUBLIC COMMENTS: Bret Larson
Tom McMahon

NBAR COMMENTS: Consider adding articulation to the south elevation to provide interest to the design.

- Consider adding more trees along First Street
- Project has nice shapes and an attractive use of materials.
- Consider returning with a conceptual plan for project signage.

Project received conceptual review only. This project may return for further conceptual review.

4. **17BAR-00000-00098** **Sanctuary at Rice Ranch (Clubhouse)** **Santa Maria**

17ZCI-00000-00047 (John Zorovich, Planner) Jurisdiction: Urban

Request of Urban Planning Concepts, agent for the owners, Highlands at Double R, LLC, to consider Case No. 17BAR-00000-00098 for **Final Approval of a clubhouse of approximately 5,658 square feet.** The parcel is currently vacant. The property is a 68.69 acre parcel zoned PRD and shown as Assessor's Parcel Number 104-490-001 located at Stubblefield and Bradley Road in the Orcutt area, Fourth Supervisorial District (Continued from 9-22-17 & 7-28-17)

COUNTY OF SANTA BARBARA

NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES

Meeting Date: December 15, 2017

Public Works Department
Conference Room A
620 West Foster Road
Santa Maria, CA 93455
(805) 934-6250

Michael C. Maglinte, **Chair**
Robert W. Jones, **Vice-Chair**
Vivek Harris
Kevin J. Small
James King, **Alternate**
Vacant, **Alternate**
John Zorovich, **NBAR Planner**
Lia Graham, **NBAR Secretary**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Maglinte at 9:03 A.M., in the Public Works Conference Room A, 620 W. Foster Road, Santa Maria, California.

BOARD MEMBERS PRESENT:

Michael C. Maglinte - **Chair**
Kevin J. Small
Robert W. Jones
James King

STAFF MEMBERS PRESENT:

David Villalobos - NBAR Secretary
Dana Eady - NBAR Planner

BOARD MEMBERS ABSENT:

Vivek Harris

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: 10

ADMINISTRATIVE AGENDA:

I. **PUBLIC COMMENT:**

II. **AGENDA STATUS REPORT:**

III. **MINUTES:**

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. **15BAR-00000-00057** **OASIS Meeting Center** **Orcutt**

14GPA-00000-00020 (Natasha Campbell, Planner) **Jurisdiction: GPA, CUP. DP**
16RMM-00000-00001
16CUP-00000-00006
16DVP-00000-00002
16LLA-00000-00004
17CUP-00000-00013

Request of Tom Martinez, architect for the owners, OASIS Center, to consider Case No. 15BAR-00000-00057 for **further conceptual review of a private meeting facility of approximately 15,000 square feet and an off-site directional sign near the project entrance.** The parcel is currently vacant. The proposed project will require approximately 2,000 cubic yards of cut and approximately 2,000 cubic yards of fill. The OASIS property is a 5.28 acre foot parcel zoned REC and shown as Assessor's Parcel Number 105-020-063 and 105-020-064 located at Foxenwood Lane and Clark and the sign would be located along Foxenwood Lane on APN 105-020-041 (S. LeBard owner). Both the OASIS development and the sign are located in the Orcutt area, Fourth Supervisorial District **(Continued from 4-24-15, 9-20-17, 10-27-17 (not heard) & 11-16-17 (not heard)).**

PUBLIC COMMENTS: Steve Lebard, Todd Wilson

NBAR COMMENTS:

- **The solar panels should be made of non-reflective material.**
- **Return with conceptual solar panel roof layout.**
- **Study gable end overhangs.**
- **Study area above windows on west elevation**
- **Study the center parapet design on the east and west elevations.**
- **Consider rotating the orientation of the BBQ building and spaces within this building to the southwest to avoid smoke problems.**
- **Depict the entry elements in detail as viewed from street.**
- **Show chimney etc.**
- **Consider placing additional landscaping, using strategic placement of a variety of plant sizes, along the western side of the patio area to provide a wind buffer.**
- **Study the view of the mechanical roof elements from Clark Avenue to ensure that they are hidden/screen from public view.**
- **Consider shifting the handicap parking spaces closest to the building to another location and adding landscaping to that area to provide additional screening and/or adding screening vegetation (e.g., trees) to south side of entry road near base of slope, opposite handicapped spaces, to better screen structure mass from Clark.**
- **Consider views of the structures from within the site as well with regard to landscaping around structures, parking areas.**
- **Figure out which way siding should go as viewed from Clark.**
- **Consider adding landscaping along the eastern property line.**
- **Consider adding more trees in the parking lot landscape islands.**
- **Proposed sign design is consistent with the existing "Old Town" sign.**
- **NBAR supports the proposed sign design.**
- **The proposed retaining wall design using same material for wall and cap for cost savings and looks attractive.**
- **Clarify required grading for access road and pedestrian path.**

Project received conceptual review only. No action taken. Applicant may return for Further Conceptual Review.

The Representatives of the following items should be in attendance at this NBAR Meeting by 9:45 A. M.

2. **17BAR-00000-00168** Knollwood Meadows Apts Signage Santa Maria

17SCC-00000-00020 (Gwen von Klan, Planner) Jurisdiction: Sign