• 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.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by the applicant.
2. Questions by the Board.
3. Public Comment.
4. Additional response by applicant/staff.
5. Board consideration of Findings and Conditions of Approval.
6. Motion, discussion of motion, decision, and vote by the Board.

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.
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 20, 2015 will be considered.

IV. CONSENT AGENDA:

1. 15BAR-00000-00218 La Purisima Sign Lompoc
   15SCC-00000-00013 (Hilary Thomson, Planner) Jurisdiction: Sign
   Request of Joseph Rushing, agent for the owner Chris Bellamy, to consider Case No. 15BAR-00000-00218 for Preliminary/ Final Approval on Consent of a Free Standing 20 Letter Wall Sign. This sign will be placed on a 4 foot 6 inch by 11 foot 3 inch entry wall. The property is a 300 acre parcel and is zoned 100-AG and shown as APN 099-131-008, located at 3455 Hwy 246, Lompoc area, Third Supervisorial District. (Continued from 9/25/15)

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. 15BAR-00000-00149 T-Mobile Mt. Solomon Santa Maria
   15CUP-00000-00025 (Florence Trotter-Cadena, Planner) Jurisdiction: Santa Maria
   Request of Jesse Gilholm, agent for the owners, Orcutt Fee LLC, to consider Case No. 15BAR-00000-00149 for Preliminary/Final Review of a modification to an existing T-Mobile facility, this would include a 50 foot tall lattice tower with a ground area of 144 square feet. The following structures currently exist on the parcel: numerous wireless telecommunication facilities on support structures in excess of 80 feet in height. The proposed project will not require grading. The property is a 4,024.73 acre parcel zoned AG-II-100 and shown as Assessor’s Parcel Number 101-020-074, located at 1555 Orcutt Hill Rd. (Mt. Solomon) in the Santa Maria area, Fourth Supervisorial District. (Continued from 11/20/15)

2. 15BAR-00000-00107 Bein Nacido Vineyards Winery Tasting Room Santa Maria
   15SCD-00000-00037 (Kim Probert, Planner) Jurisdiction: Winery
   Request of Tom B. Martinez, architect for Stephen T. B, Miller, West Bay Company LLC, to consider Case No. 15BAR-00000-00107 for Preliminary/ Final Approval of a Substantial Conformity Determination for a Proposed Wine Tasting Facility of approximately 1,957 square feet for the main tasting room and 450 square feet for the overflow tasting room. The following structures currently exist on the parcel: a residence/office (892 square feet), garage (412 square feet), apartments (3300 square feet), apartments (3,334 square feet), shop (1,421 square feet) and a storage barn (2,843 square feet). The proposed project will require approximately 231 cubic yards of cut and 543 cubic yards of fill. The property is a 670 acre parcel zoned AG-II-100 and shown as Assessor’s Parcel Number 129-050-012, located at 4705 Santa Maria Mesa Road, in the Santa Maria area, Fifth Supervisorial District. (Continued 7/31/15)
3.  **14BAR-00000-00181  Vulcan St Storage Substantial Conformity Determination  Lompoc**  

Jurisdiction: Development Plan  
14SCD-00000-00024(Florence Trotter-Cadena, Planner)  
Request of James Campbell, agent for the owner, Amerco Real Estate, to consider Case No. 14BAR-00000-00181 for **Preliminary and Final Approval for installation of a propane tank and two storage containers of approximately 384 square feet**. The following structure currently exists on the parcel: a storage facility of approximately 20,000 square feet. The proposed project will not require grading. The subject property is a 1.54 acre site zoned C-2 and shown as Assessor’s Parcel Numbers 097-590-010 located at **170 Vulcan Drive** in the Lompoc area, Fourth Supervisorial District. (Continued from 8/22/14, 6/26/15 and 7/31/15)

4.  **15BAR-00000-00242  Jackson Family Wines Inc  Santa Maria**  

Jurisdiction: Winery  
(No Planner Assigned)  
Request of RRM Design Group, agent for Jackson Family Wines to consider case number 15BAR-00000-00242 for conceptual review of a new canopy to screen existing wine processing tanks. A wine processing facilities currently exists on this parcel. The proposed project will not require grading. The property is a 220 acre parcel zoned AG-II-40 and shown as Assessor Parcel Number 129-220-045 located at 5475 Chardonnay Lane in the Santa Maria area, Fifth Supervisorial District.
COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
MEMORANDUM

TO: North Board of Architectural Review
   Attn: Zoraida Abresch, Supervising Planner

FROM: Hilary Thomson, Planner

DATE: December 8, 2015

RE: 15BAR-00218; La Purisima Sign Final Approval by consent

Preliminary review indicates that the project complies with the all zoning requirements for the 100-AG zone and is compatible with the requirements of the County of Santa Barbara Land Use & Development code and the policies of the Comprehensive Plan.

This project may proceed for:

- CONCEPTUAL
- PRELIMINARY
- FINAL [X]
- REVISED FINAL

APPROVAL BY YOUR BOARD

I. Approved NBAR Comments from the October 24, 2014 Meeting:

   PUBLIC COMMENTS: None

   NBAR COMMENTS:
   1. Show base on plans.
   2. Remove reference to gate from plans
   3. Consider using a tiled logo

   Project received conceptual review only. Applicant may return for final approval.

II. Project Description

Request of Sally Rushing, agent for, Chris Bellamy, to consider Case No. 15BAR-00000-00218 for final approval of Placement of a new free standing 20-letter sign of approximately 11 feet located at the entrance of La Purisima Golf Course. The property consists of two parcels adding up to 300 acres. The project is located on a 101.9 acre parcel zoned 100-AG and shown as Assessor’s Parcel Number 099-130-088, located in the Fourth Supervisorial District.
COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review
Attn: John Zorovich

FROM: Florence Trotter-Cadena, Planner Development Review Division

DATE: December 18, 2015

RE: 15BAR-00000-00149, 15CUP-00000-00025, T-Mobile at Mt. Solomon
1555 Orcutt Hill Road, APN: 101-020-074

Preliminary review indicates that the project complies with all the requirements of the U 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:

☐ CONCEPTUAL
☐ PRELIMINARY
☐ REVISED PRELIMINARY
☒ PRELIMINARY/FINAL
☐ FINAL

APPROVAL by your board.

Preliminary/Final Review of a Wireless Telecommunications facility which includes the construction of a new 50 foot self-support communications tower, nine panel antennas, nine tower mounted amplifiers (TMAs), twelve remote radio units (RRUs), four microwave dishes, one equipment cabinet and coax cable. The proposed project would also remove two existing 15’ tall stub mount structures, as well as the removal of the existing abandoned equipment shelter. Both the equipment and antennas would be painted earthtone colors to blend with the existing equipment onsite. Access would remain unchanged from Orcutt Hill Road.
PLEASE SPECIFICALLY COMMENT ON:

NBAR COMMENTS:

- Consider other color blending alternatives.
- Provide a photo sims from where the project is most visible from Hwy 101.
- Provide updated project plans that depict both structures to be constructed and removed.

PROJECT DESCRIPTION:

The proposed project is for

Request of Jesse Gilholm, Synergy Development Services for T-Mobile to consider Case No. 15BAR-00000-00149, to allow for the construction and operation of an unstaffed telecommunications facility with a 50-foot tall antenna support structure. The proposed project will not require grading. The property is 4,024.73 acres and zoned AG-II-100.

The parcel site is developed with multiple telecommunication facilities and oil production.

The application involves Assessor Parcel Number 101-020-074, located at 1555 Orcutt Hill Rd. (Mt. Solomon) in the Santa Maria 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

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COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review
   Attn: John Zorovich

FROM: Kim Probert

DATE: December 14, 2015

RE:  15BAR-00000-00107, Bein Nacido Vineyard Winery Tasting Room, 15SCD-0000-00037, 3520 Rancho Tepusquet Road, APN 129-050-012

Preliminary review indicates that the project complies with all the requirements of the AG-II-100 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:

☐ CONCEPTUAL
☐ PRELIMINARY
☐ REVISED PRELIMINARY
☒ PRELIMINARY/FINAL
☐ FINAL

PROJECT DESCRIPTION:

The proposed project is for a request by Tom Martinez, agent for West Bay Company, LLC to allow the rotation of the building 90 degrees at its present location and add a 456 sq ft veranda around the building in lieu of the approved 186 sq ft trellis. The private member tasting room would increase by 42 sq ft.

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 15SCD-00000-00037 (to Planner)
Lia Graham, P&D