



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

**Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 934-6250**

**Meeting Date: February 8, 2008
9:00 A.M.**

Craig Lewis Atkinson, **Alternate**
James Nishimori, **Alternate**
Dominick Roger Barry, **Vice-Chair**
Jared Hurley
James King, **Vice-Chair**

Kevin J. Small, **Chair**
Greg Ravatt
Gary Kaiser, **Supervising Planner**
Leticia I. Rodriguez, **NBAR Secretary**

- 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: You must submit your materials for Consent Items to Planning and Development by 4:30 PM, Tuesday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (8:30 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 COMMENTS:** 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 January 11, 2008 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. 07BAR-00000-00135 Carrillo New SFD Sisquoc
07LUP-00000-00696 (Joyce Gerber, Planner) Jurisdiction: Ridgeline-Rural

Request of Kelly Bakke, agent for the owner, Alfredo Carrillo, to consider Case No. 07BAR-00000-00135 for **final approval on consent of a new residence of approximately 4,635 square feet, an attached garage of approximately 624 square feet, and a porch of approximately 152 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 1,175 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 10.0 acre parcel zoned U and shown as Assessor's Parcel Number 101-070-048, located at **6851 Long Canyon Road** in the Sisquoc area, Fifth Supervisorial District. (Continued from 6/29/07, 11/02/07, 11/30/07, 12/21/07, and 01/11/08)

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 9:15 A. M.

1. 08BAR-00000-00013 Constellation Village Prop Restroom Addtn Lompoc
08LUP-00000-00029(Kelly Strecker, Planner) Jurisdiction: Commercial Zone

Request of Anton & Associate, architect for the owners, Village Oaks Investments, INC., to consider Case No. 08BAR-00000-00013 for **conceptual review and preliminary/final approval of handicapped restroom of approximately 136 square feet.** The following structures currently exist on the parcel: 2 retail buildings totaling approximately 9610 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-004, located at **3865-3875 Constellation Road** in the Lompoc area, Third Supervisorial District.

2. 07BAR-00000-00340 Kent New Residences Orcutt
07LUP-00000-00872 (Dana Carmichael, Planner) Jurisdiction: Orcutt

Request of Sandy Moran, agent for the owner, Judith D. Kent, to consider Case No. 07BAR-00000-00340 for **final approval of new residence of approximately 1,746 square feet, second residence of approximately 893 square feet, and garage of approximately 911 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 6,500 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-105-006, located at **545 Union Avenue** in the Santa Maria area, Fourth Supervisorial District. (Continued from 01/11/08)

3. **07BAR-00000-00308 Flagg Commercial Alteration Orcutt**
07LUP-00000-00800 (Joyce Gerber, Planner) **Jurisdiction: Orcutt**

Request of Don and Kay Lynn Flagg, owners, to consider Case No. 07BAR-00000-00308 for **preliminary approval of construction of cover over existing deck**. The following structures currently exist on the parcel: two commercial buildings of approximately 800 square feet and approximately 1,398 square feet. The proposed project will not require grading. The property consists of 0.15 total acre zoned OT-R-14/GC and shown as Assessor's Parcel Numbers 105-073-010 and -011, located at **127 and 135 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/21/07)

4. **05BAR-00000-00312 Conoco Phillips Modification for Pole Sign Orcutt**
05LUP-00000-01319 (Joyce Gerber, Planner) **Jurisdiction: Sign**

Request of A & S Engineering, agent for the owners, Conoco Phillips, to consider Case No. 05BAR-00000-00312 for **preliminary/final approval of removal of an existing pole sign and replacement with new monument sign; replacement of price sign; and installation of new canopy sign and fascia**. The following structures currently exist on the parcel: a service station and gasoline pump islands. The proposed project will not require grading. The property is a 0.56 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-010, located at **1101 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 1/27/06, 2/10/06, 3/03/06, 4/14/06, 12/08/06, 1/12/07, 2/02/07, 2/23/07, and 01/11/08)

The Representatives of the following items should be in attendance at this NBAR Meeting by 10:00 A. M.

5. **07BAR-00000-00353 Donovan New Residence & Covered Porch Santa Maria**
07LUP-00000-00913 (Joyce Gerber, Planner) **Jurisdiction: Ridgeline Rural**

Request of Ron Henn, agent for the owners, Mike and Angela Donovan, to consider Case No. 07BAR-00000-00353 for **conceptual review of new residence, including a main level of approximately 2,304 square feet, lower level of approximately 744 square feet**, cellar of approximately 551 square feet, and covered porch of approximately 1,487 square feet. There are no structures currently in existence on the parcel. The proposed project will require approximately 3,120 cubic yards of cut and approximately 2,350 cubic yards of fill. The property is a 1.27 acre parcel zoned AG140 and shown as Assessor's Parcel Number 129-260-009, located at **4501 Tepusque Road**, in the Santa Maria area, Fifth Supervisorial District.

6. **07BAR-00000-00356 Allen Cooler Facility Expansion Santa Maria**
07DVP-00000-00036 (John Zorovich, Planner) **Jurisdiction: DVP**

Request of Tom B. Martinez, architect for the owner, Mr. Paul Allen, to consider Case No. 07BAR-00000-00356 for **conceptual review of cooler facility expansion (approximately 21,275 square feet for Phase I and approximately 13,020 square feet for Phase II)**. The following structures currently exist on the parcel: a cold room of approximately 19,994 square feet, an office of approximately 1,281 square feet, and a canopy of approximately 13,020 square feet. The proposed project will not require any grading. The property is a 261,145 square foot parcel 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.

7. **06BAR-00000-00039 Produce Cooler Facility/ OSR Enterprises Santa Maria**
06CUP-00000-00043 (Nathan Eady, Planner) **Jurisdiction: Development Plan**
06DVP-00000-00009
06GPA-00000-00012
06RZN-00000-00005
06TPM-00000-00019

Request of Suzanne Elledge Planning & Permitting Services, Inc, Agent for OSR Enterprises, to consider Case No. 06BAR-00000-00039 for **conceptual review of a produce cooler facility of approximately 102,686 square feet of structural development for Phase 1 and 237,636 square feet of structural development for all phases of construction. The total build-out of the project would include approximately 27 acres of site development (including retention basins, parking areas, driveways, etc). There is currently an existing agricultural water well and an oil well located on the property. Grading to accommodate Phase 1 of the proposed project would include 24,300 cubic yards of cut and 8,550 cubic yards of fill. Future phases of the project would include an additional 2,700 cubic yards of cut and 950 cubic yards of fill. The project site is 244.4 acres gross, 237.8 acres net zoned AG-II-100 and shown as Assessor's Parcel Numbers 128-096-001, -004, -005, located at the corner of Betteravia and Rosemary Roads in the Santa Maria area, Fourth Supervisorial District. (Continued from 03/03/06)**