



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: February 08, 2008**

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

Craig Lewis Atkinson, **Alternate** Kevin J. Small, **Chair**
James Nishimori, **Alternate** Greg Ravatt
Dominick Roger Barry, **Vice Chair** Gary Kaiser, **Supervising Planner**
Jared Hurley Leticia I. Rodriguez, **NBAR Secretary**
James King, **Vice-Chair**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Small at 9:02A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Kevin J. Small - Chair
Dominick Barry - Vice Chair
James King - Vice Chair
Jared Hurley
Craig Lewis Atkinson - Alternate
James Nishimori - Alternate

BOARD MEMBERS ABSENT:

Gregg Ravatt

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez - NBAR Secretary
Gary Kaiser - Supervising Planner
Anita Hodosy - Board Assistant Specialist
Joyce Gerber - Planner, Development Review North
Dana Carmichael - Planner, Development Review North
Kelly Strecker - Planner, Development Review North

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: None in attendance.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

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

III. MINUTES: Small moved, seconded by Nishimori and carried by a vote of 4 to 0 (Ravatt and King absent) to approve the Minutes of January 11, 2008.

IV. CONSENT AGENDA:

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)

ACTION: Barry moved, seconded by Hurley, and carried by a vote of 5 to 0 (Ravatt absent) to grant final approval with conditions on consent of 07BAR-00000-00135.

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

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.

Project received conceptual review. Hurley moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Ravatt absent) to grant preliminary approval of 08BAR-00000-00013. Applicant may return for final. The following comments were made:

NBAR COMMENTS:

- **Consider second ramp between buildings A and B to provide a more direct access to the restroom for a handicapped person already in building B.**
- **Westerly planter to remain and be modified and enhanced.**

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)

ACTION: Hurley moved, seconded by Barry, and carried by a vote of 5 to 0 (Ravatt absent) to grant final approval of 07BAR-00000-00340. The following comments were made:

NBAR COMMENTS:

- **Consider an entry into stairway instead of into laundry room. NBAR suggest shifting stairs back a couple feet.**

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)

ACTION: **Atkinson moved, seconded by Small, and carried by a vote of 5 to 0 (Ravatt absent) to continue for preliminary approval for the meeting of March 14, 2008 of 07BAR-00000-00308.**

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)

ACTION: **Small moved, seconded by King, and carried by a vote of 5 to 0 (Ravatt absent) to grant preliminary of 07BAR-00000-00312. Applicant may return for final approval on consent. The following comments were made:**

NBAR COMMENTS:

- **Applicant to return for final on consent with landscaping including irrigation and potted plant details.**

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.

Project received conceptual review only. Ravatt absent. No action taken. Applicant may return for further conceptual review. The following comments were made:

NBAR COMMENTS:

- **Current design does not comply with hillside and ridgeline height limits.**
- **Return for further conceptual review with site sections and building sections.**

- Applicant will need to meet with planner to clarify ridgeline rules and grading ordinances.

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.

Project received conceptual review only .Hurley abstained from discussion of this item. Ravatt absent. No action taken. Applicant may return for further conceptual review. The following comments were made:

NBAR COMMENTS:

- South elevation facing Main Street needs architectural variation, including vertical relief, horizontal relief and a combination of colors and materials.
- Flipping buildings around would improve circulation and add opportunities for architectural interest.
- Architectural protections and other elements to add architectural interest are necessary and those elements should be reflected on all buildings for consistency.

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)

Project received conceptual review only (Small recused). Ravatt absent. No action taken. Applicant may submit for preliminary approval. The following comments were made:

NBAR COMMENTS:

- Study gabled ends on buildings.
- Exterior colors should be toned down a little.
- Show rain gutters and downspouts.
- Maximize landscaping along streets.

- **Increase density of landscaping along streets and add some elements of height.**

There being no further business to come before the North Board of Architectural Review, Board Member King moved, seconded by Small, and carried by a vote of 5 to 0 (Hurley and Ravatt absent) to adjourn the meeting until 9:00 A.M. on Friday, February 22 , 2008 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 11:30 A.M.

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