



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: February 22, 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 9:00A.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	
Jared Hurley	
Craig Lewis Atkinson	- Alternate
James Nishimori	- Alternate

BOARD MEMBERS ABSENT:

Dominick Roger Barry	- Vice Chair
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STAFF MEMBERS PRESENT:

Leticia I. Rodriguez	- Board Assistant
Gary Kaiser	- Supervising Planner
David Villalobos	- Board Assistant Supervising
Kelly Strecker	- Planner, Development Review North

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 1

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS:** Jay D. Higgins, AICP – Spoke in regards to the Old Mill Run project conditions of approval. Mr. Higgins requested that the NBAR represent their preference regarding wall material to the County Planning Commission.

ACTION: Hurley moved, seconded by King, and carried by a vote of 5 to 0 (Barry absent) (Small abstained) for Gregg Ravatt to represent the NBAR before the County Planning Commission at their hearing of February 27, 2008.

II. AGENDA STATUS REPORT:

Item No. 3 – Van Veen Mixed Use Building (07BAR-00000-00042) – Continued to the NBAR meeting of March 14, 2008

III. **MINUTES:** Hurley moved, seconded by King and carried by a vote of 5 to 0 (Barry absent) (Ravatt abstained) to approve the Minutes of February 08, 2008, as amended.

IV. **NBAR MEMBERS INFORMATIONAL BREFINGS:** Small informed the NBAR that he is collecting comments on changes or recommendations that NBAR has concerning the conceptual review checklist. Small stated that he would like to see a statement/warning added to the checklist which warns the applicants that comments do not necessarily represent a consensus and perhaps a statement that refers the applicant to approved meeting minutes. NBAR would like to agendize further discussion of this topic under information briefings for the NBAR meeting of March 14, 2008.

V. **STAFF UPDATE:**

Item No. 4 – Ferrari Ag Barn and New Single Family Dwelling (07BAR-00000-00322) – Was dropped from Standard Agenda due to Planning Director waiving the BAR requirement.

VI. **STANDARD AGENDA:**

1. **08BAR-00000-00020 Billington Commercial Building Roof Lompoc**
08SCD-00000-00004 (Kelly Strecker, Planner) Jurisdiction:Commercial

Request of John Billington owner, to consider Case No. 08BAR-00000-00020 for **conceptual review and preliminary/final approval of a new roof design of approximately 6,000 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 6,000 square feet. The proposed project will not require grading. The property is a 43,995 square foot parcel zoned PI and shown as Assessor's Parcel Number 097-291-010, located at **3910 Constellation Road** in the Vandenberg Village area, Third Supervisorial District.

ACTION: Ravatt moved, seconded by Hurley and carried by a vote of 5 to 0 (Barry absent) to grant preliminary approval with conditions of 08BAR-00000-00020. Applicant may submit for final approval. The following comments were made:

NBAR COMMENTS:

- NBAR would like to see where mechanical equipment will go. It potentially cannot go in an enclosed attic space. Ground mounted equipment will necessitate unattractive duct work.
- NBAR suggest for applicant to consider reducing roof pitch and building height. Also, consider 3:12 roof pitch.
- Applicant needs to show rain gutters and downspouts or perhaps and innovative and more appropriate alternative.
- NBAR would like to see the attic vents.

2. **08BAR-00000-00021 Billington Commercial Building Free Standing Signs Lompoc**
08SCC-00000-00002 (Kelly Strecker, Planner) Jurisdiction:Commercial

Request of John Billington owner to consider Case No. 08BAR-00000-00021 for **conceptual review and preliminary/final approval of two post and panel signs, of approximately 28 square feet each.** The following structures currently exist on the parcel: a commercial building of approximately 6,000 square feet. The proposed project will not require grading. The property is a 43,995 square foot parcel zoned PI and shown as Assessor's Parcel Number 097-291-010, located at **3910 Constellation Road** in the Vandenberg Village area, Third Supervisorial District.

ACTION: Hurley moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Barry absent) to grant preliminary/final approval of 08BAR-00000-00021. The following comment was made:

NBAR COMMENT:

- Applicant needs to make sure signs do not block sight distance.

3. **07BAR-00000-00042** **Van Veen Mixed Use Building** **Orcutt**
07LUP-00000-00343 (Dana Carmichael, Planner) **Jurisdiction: Orcutt**
07LUP-00000-00344

Request of Cebulla Associates, agent for the owner, Berto Van Veen, to consider Case No. 07BAR-00000-00042 for **final approval of 2 mixed use buildings of approximately 9,990 square feet and 9,548 square feet.** There are no structures currently on the parcel. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-101-011, located at the corner of **Pacific and Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 4/6/07, 10/12/07, and 11/02/07)

ACTION: Hurley moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Barry absent) to continue 07BAR-00000-00042 to the NBAR meeting of **March 14, 2008.**

4. **07BAR-00000-00322** **Ferrari Ag Barn** **Sisquoc**
and New Single Family Dwelling
07LUP-00000-00841 (Florence Trotter-Cadena, Planner) **Jurisdiction: Ridgeline-Rural**

Request of Yvette Moniot, Moniot Design, Inc., agent for the owners, Joe and Fran Ferrari, to consider Case No. 07BAR-00000-00322 for **further conceptual review of an unpermitted ag barn of approximately 1,900 square feet and a new single family dwelling of approximately 2,477 square feet.** The following structure currently exists on the parcel: unpermitted ag barn of approximately 1,900 square feet. The proposed project will require approximately 2,700 cubic yards of cut and approximately 2,200 cubic yards of fill. The property is a 10.0 acre parcel zoned U and shown as Assessor's Parcel Number 101-050-032, located at **Olivera Canyon Road (Unassigned Address)** in the Sisquoc area, Fifth Supervisorial District. (Continued from 12/21/07)

ACTION: Atkinson moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Barry absent) to drop 07BAR-00000-00322 from the Standard Agenda. The following comment was made:

NBAR COMMENT:

- BAR requirement waived by Planning Director.

There being no further business to come before the North Board of Architectural Review, Board Member Atkinson moved, seconded by Hurley, and carried by a vote of 5 to 0 (Barry absent) to adjourn the meeting until 9:00 A.M. on Friday, March 14, 2008 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 10:10 A.M.

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