



# COUNTY OF SANTA BARBARA

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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: April 25, 2008**

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

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

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The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Small at 9:03A.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    |              |
| James Nishimori | - Alternate  |

## **STAFF MEMBERS PRESENT:**

|                      |   |
|----------------------|---|
| Leticia I. Rodriguez | - Board Assistant                               |
| Gary Kaiser          | - Supervising Planner, Development Review North |
| Dana Carmichael      | - Planner, Development Review North             |

## **BOARD MEMBERS ABSENT:**

|                      |              |
|----------------------|--------------|
| Dominick Barry       | - Vice Chair |
| Craig Lewis Atkinson | - Alternate  |

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** None in attendance.

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None.

**II. AGENDA STATUS REPORT:** Hurley moved, seconded by King and carried by a vote of 4 to 0 (Barry, Ravatt, and Atkinson absent) to adopt the following changes to the agenda:

Item No. 5 – Donovan New Residence & Covered Porch (07BAR-00000-00353) – Continued to a future date.

Item No. 6 – Orcutt Village Marketplace (06BAR-00000-00163) – Continued to a future date.

**III. MINUTES:** Hurley moved, seconded by Nishimori and carried by a vote of 5 to 0 (Barry and Atkinson, absent) to approve the Minutes of April 04, 2008 as revised.

IV. **NBAR MEMBERS INFORMATIONAL BRIEFINGS:** Small stated he will not be in attendance at the NBAR May 16, 2008 meeting.

V. **STAFF UPDATE:** Gary Kaiser presented discussion regarding plan submittal deadline idea.

VI. **STANDARD AGENDA:**

1. **07BAR-00000-00193** **Old Mill Fence** **Orcutt**  
**07RMM-00000-00006** (Dana Carmichael Planner) **Jurisdiction: OTO**

Request of Erik Vasquez, agent for the Old Mill Fence, to consider Case No. 07BAR-00000-00193 for **further conceptual review of the replacement of cedar wood fencing in place of previously required masonry walls of approximately 8,171 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 20 acre parcel zoned DR and shown as Assessor's Parcel Number 105-020-046, located at **Old Mill Road and Blosser Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 08/10/07)

**NBAR COMMENTS:**

- **The NBAR unanimously concurs with the applicant's request and feels strongly that non-masonry materials are more appropriate for aesthetic quality in this residential location.**

**Project received further conceptual review only. Small recused. Barry and Atkinson absent. No action taken.**

2. **03BAR-00000-00040** **Duckett Duplex** **Lompoc**  
**03CUP-00000-00010** (Florence Trotter-Cadena, Planner) **Ridgeline: - N/A**

Request of Chris Thomas, agent for the owner, Mike Duckett, to consider Case No. 03BAR-00000-00040 for **preliminary approval of a new duplex with two unenclosed porches of approximately 1,800 square feet.** The following structure currently exists on the parcel: A carwash of approximately 1,800 square feet. The proposed project will not require grading. The property is a 33,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-002, located at **178 Burton Mesa** in the Lompoc area, Fourth Supervisorial District. (Continued from 3/28/03 and 08/31/07)

**NBAR COMMENTS:**

- **Preliminary granted with all the following conditions.**
- **Parking spaces should be widened slightly to accommodate two cars.**
- **A turnaround should be provided and the applicant needs to study vehicle maneuverability.**
- **Landscaping between parking and building is needed; more landscaping around building in general is needed.**
- **Outdoor play areas with grass are needed for children.**
- **Existing trees need to be mapped accurately in terms of their location and canopy.**
- **Show existing and proposed fencing.**
- **Fenced yards should be at least as large as the interior living areas.**
- **Consider whether irrigation plan with backflow is really necessary.**
- **Grading plan will be required.**
- **Return with landscape plan that includes a tree protection plan**
- **Show roof/soffit vents.**
- **Soffit needs to be detailed.**

- **Provide architectural details.**

**ACTION:** Hurely moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Barry and Atkinson absent) to grant preliminary approval of 03BAR-00000-00040. Applicant may submit for final approval.

3. 07BAR-00000-00331      Splash N Dash Carwash Signage      Orcutt  
07DVP-00000-00033 (Dana Carmichael Planner)      Jurisdiction: Sign  
07CUP-00000-00091

Request of George Garcia, agent for the owner, Mark Betts, to consider Case No. 07BAR-00000-00331 for **further conceptual review of two walls signs of approximately 25 and 29.2 square feet, and one pole sign of approximately 42 square feet.** The lot is currently vacant. The proposed project will not require grading. The property is a 0.64 acre parcel zoned CH and shown as Assessor's Parcel Number 103-181-005, located at **5006 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 01/11/08)

**NBAR COMMENTS:**

- **Signs would include lighted changeable copy but it would not be flashing or scrolling.**
- **Make sure monument sign does not block sight distance.**
- **The pole sign is preferred over the monument sign, but it needs a decorative base.**
- **Consider two poles to avoid lollipop effect.**
- **Coffee building may be limited to a sign and facing each street; lettering could be easier to read.**

**Project received further conceptual review only. Barry and Atkinson absent. No action taken. Applicant may submit for preliminary approval.**

4. 08BAR-00000-00065      Old Town Garden Center Sign      Orcutt  
08SCC-00000-00006 (Kimberlee Probert, Planner)      Jurisdiction: Sign

Request of Bruce Severn, agent for the owner, David Curiel, to consider Case No. 08BAR-00000-00065 for **conceptual review and preliminary/final approval of a wall sign of approximately 20 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 769 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-091-003, located at **125 South Broadway** in the Orcutt area, Fourth Supervisorial District.

**NBAR COMMENTS:**

- **A sign painted on the building rather than mounted to the building would be better in keeping with old town Orcutt architecture.**
- **The NBAR agrees that only the rectangular area containing letter should be counted toward sign area; this would allow a larger sign if painted directly on the building.**

**ACTION:** King moved, seconded by Hurley, and carried by a vote of 5 to 0 (Barry and Atkinson absent) to grant preliminary approval of 08BAR-00000-00065. Applicant may submit for final approval.

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

