



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: April 25, 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 April 04, 2008 will be considered.
- IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS**
- V. STAFF UPDATE: AVAILABILITY OF PROJECT PLANS AND PLANNER MEMOS PRIOR TO THE NBAR MEETING DISCUSSION** by Dianne Black, Director, Development Services.

VI. STANDARD AGENDA:

The Representatives of the following items should be in attendance at this NBAR Meeting by 9:30 A. M.

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)

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)

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

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)

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.

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 **further conceptual review and preliminary/final approval 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 AG-1-40 and shown as Assessor's Parcel Number 129-260-009, located at **4501 Tepusque Road**, in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08 and 04/04/08)

Representatives of the following items should be in attendance at this NBAR Meeting by 10:30 A. M.

6. **06BAR-00000-00163 Orcutt Village Marketplace Orcutt**
06DVP-00000-00008 (John Zorvich, Planner) **Jurisdiction: Commercial**
06CUP-00000-00037
06TPM-00000-00017

Request of Laurel Perez, agent for the owners, Ben Nikafarjam and Samir Patel to consider Case No. 06BAR-00000-00163 for **preliminary approval of a mixed-use shopping center consisting of approximately 320,000 square feet of development including a grocery store, gas station/car wash, 3-story hotel, drive through pharmacy, 3-story office condominium building, drive through restaurant and other retail stores.** There are no structures currently on the parcel. The proposed project will require approximately 122,000 cubic yards of cut and approximately 121,000 cubic yards of fill. The property is a 24.6 acre parcel zoned C-2 and shown as Assessor's Parcel Number 129-120-024, located at **the northwest corner of the Clark Avenue / Highway 101 intersection known as Key Site #1** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/8/06, 1/12/07, and 02/02/07)