

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: May 16, 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 King at 9:05A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

| | |
|----------------------|--------------|
| James King | - Vice Chair |
| Jared Hurley | |
| Craig Lewis Atkinson | - Alternate |
| James Nishimori | - Alternate |

STAFF MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

| | |
|----------------|--------------|
| Kevin J. Small | - Chair |
| Dominick Barry | - Vice Chair |
| Gregg Ravatt | |

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None in attendance.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

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

Item No. 2 – Splash N Dash Carwash (07BAR-00000-00330) – Continued to the NBAR meeting of June 06, 2008.

III. MINUTES: Hurley moved, seconded by King and carried by a vote of 3 to 0 (Small, Barry, and Ravatt absent) (Atkinson abstained) to approve the Minutes of April 25, 2008 as revised.

IV. **NBAR MEMBERS INFORMATIONAL BRIEFINGS:** Hurley announced, he will not be in attendance until the first meeting in August 2008.

V. **STAFF UPDATE:** Leticia Rodriguez announced revision to notice, informing NBAR the due date for all revised plans sets is Monday instead of Friday and due time is Noon instead of 5 PM.

VI. **STANDARD AGENDA:**

1. **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/final 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, 02/08/08, and 03/14/08)

NBAR COMMENTS:

- **Handicapped ramp may not meet ADA clearance requirements at landing with new doorway into addition. The stairs encroach into the ramp clearway zone.**
- **Applicant my return for final on consent with details and color and material board.**

ACTION: Hurely moved, seconded by King, and carried by a vote of 4 to 0 (Small, Barry, and Ravatt absent) to grant preliminary approval of 07BAR-00000-00308. Applicant may submit for final approval on consent.

2. **07BAR-00000-00330 Splash N Dash Carwash Orcutt**
07DVP-00000-00033 (Dana Carmichael, Planner) **Jurisdiction: DVP**
07CUP-00000-00091

Request of George Garcia, agent/architect for the owner, Mark Betts, to consider Case No. 07BAR-00000-00330 for **further conceptual review of a car wash of approximately 4,725 square feet**. The lot is currently vacant. The proposed project will require approximately 200 cubic yards of cut and approximately 2,620 cubic yards of fill. 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)

ACTION: Atkinson moved, seconded by King, and carried by a vote of 4 to 0 (Small, Barry, and Ravatt absent) to continue 07BAR-00000-00330 to the NBAR meeting of June 6, 2008. (See agenda status report.)

3. **04BAR-00000-00094 Knollwood Meadows Addition Orcutt**
of 32 Apartments to 96 Unit Complex
04LLA-00000-00006 (Analise Merlo, Planner) **Jurisdiction: Permit Condition**

Request of, Steve Welton, agent for the owner, Knollwood Properties L.P., to consider Case No. 04BAR-00000-00094 for **revised final approval of the BAR approved paint color scheme**. These 32 apartments (26,835 square feet) are currently under construction and are an addition to the existing 96 unit complex (7 apartment buildings). The following structures currently exist on the parcel: seven apartment buildings (96 units) of approximately 34,740 square feet. The proposed project will require approximately 11,000 cubic yards of cut and approximately 400

cubic yards of fill. The property is a 4.41 acre parcel zoned DR-12.3 and shown as Assessor's Parcel Number 107-490-001, located at **4012 Cedarhurst Drive** in the Orcutt area, Fourth Supervisorial District. (Continued from 5/28/04, 7/16/04, 4/29/05, 6/10/05, 07/08/05)

NBAR COMMENTS:

- **BAR approved color/material board. Color/material board given back to applicant/agent.**

ACTION: Hurley moved, seconded by Atkinson, and carried by a vote of 4 to 0 (Small, Barry, and Ravatt absent) to grant revised final approval of **04BAR-00000-00094.**

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 **revised preliminary/final approval of a wall sign of approximately 20 square feet and two gate entry signs not exceeding a total of 20 feet in sign area.** 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. (Continued from 04/25/08)

NBAR COMMENTS:

- **Applicant may submit for final on consent with color samples, or small mock-up of sign with colors.**

ACTION: Hurley moved, seconded by Atkinson, and carried by a vote of 4 to 0 (Small, Barry and Ravatt absent) to grant revised preliminary approval of **08BAR-00000-00065.** Applicant may submit for final approval on consent.

There being no further business to come before the North Board of Architectural Review, Board Member King moved, seconded by Atkinson, and carried by a vote of 4 to 0 (Small, Barry, and Ravatt absent) to adjourn the meeting until 9:00 A.M. on Friday, June 06, 2008 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 10:09 A.M.