

# COUNTY OF SANTA BARBARA



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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: July 22, 2011**

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

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Craig Lewis Atkinson  
James King, **Vice-Chair**  
Greg Ravatt  
Kevin J. Small, **Chair**  
Edwin F. Schuler

Jared Hurley, **Alternate**  
Gil V. Palacios, **Alternate**  
Zoraida Abresch, **Supervising Planner**  
Leticia I. Rodriguez, **NBAR Secretary**

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The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair, Kevin Small, at 9:14 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

**BOARD MEMBERS PRESENT:**

James King (*arrived at 9:12 A.M.*) - Vice Chair  
Edwin F. Schuler  
Kevin J. Small - Chair  
Gil V. Palacios (*arrived at 9:22 A.M.*) - Alternate

**STAFF MEMBERS PRESENT:**

Leticia I. Rodriguez - Board Assistant Specialist  
Zoraida Abresch - Supervising Planner, Development Review North  
Dana Carmichael - Planner, Development Review North

**BOARD MEMBERS ABSENT:**

Craig Lewis Atkinson  
Gregg Ravatt  
Jared Hurley - Alternate

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** None.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

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

Item No. 3 – Broadway & Union Mercantile Commercial Building and New Facade (11BAR-00000-00027) – By the request of the applicant, item will be continued indefinitely.

Item No. 5 – Rice Ranch Ventures (11BAR-00000-00070) – By the request of the applicant, item will be continued to the NBAR meeting of August 26, 2011.



Request of Tricia Knight, agent for the applicant, Verizon Wireless, to consider Case No. 09BAR-00000-00077 for **final approval of a telecommunications facility of approximately 925 square feet**. The following structures currently exist on the parcel: four buildings used for offices and storage totaling 30,576 square feet. However, a Development Plan is approved for a mixed-use project on this property, including four new buildings with a combined floor area of 66,831 square feet, along with the four existing buildings with 30,576 square feet of floor area, for a total of 97,407 square feet. 17,762 square feet of existing floor area is to be demolished, and is not included in the total. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 6.2 acre parcel zoned OT-R and shown as Assessor's Parcel Numbers 105-091-006 and 105-121-006, located at **201 South Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 05/22/09, 05/28/10, 06/25/10, and 06/24/11)

**NBAR COMMENT:**

- **Tower approved with "Coffee" colored stain and unpainted bolts.**

**ACTION:** Palacios moved, seconded by Schuler, and carried by a vote of 3 to 0 (Small recused) (Atkinson, Ravatt, and Hurley absent) to grant final approval of 09BAR-00000-00077.

- Broadway and Union Mercantile**
3. 11BAR-00000-00027      Commercial Building and New Facade      Orcutt  
11LUP-00000-00076 (Dana Carmichael, Planner)      Jurisdiction: Old Town Orcutt

Request of Greg Ravatt, architect for the owner, Broadway & Union Mercantile, LLC, to consider Case No. 11BAR-00000-00027 for **final approval of a two story commercial structure of approximately 6,722 square feet and a façade of an existing building of approximately 6,586 square feet**. The following structure currently exists on the parcel: a building of approximately 6,586 square feet. The proposed project will not require grading. The property is a 0.34 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel 105-092-017 located at **154 Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 03/25/11, 04/22/11, 05/20/11, and 06/24/11)

**ACTION:** King moved, seconded by Palacios, and carried by a vote of 4 to 0 (Atkinson, Ravatt, and Hurley absent) to continue 11BAR-00000-00027 indefinitely. (See agenda status report.)

4. 11BAR-00000-00097      SLO Gas & Mart Change of Use      Orcutt  
11LUP-00000-00230 (Kimberlee Probert, Planner)      Jurisdiction: DVP

Request of Jeffrey Lee, agent for the owner, SLO Gas & Mart, to consider Case No. 11BAR-00000-00097 for **conceptual review and preliminary approval of a commercial interior and exterior remodel and installation of 2 canopies to cover existing fuel pumps**. The following structures currently exist on the parcel: a convenience store of approximately 1,156 square feet and a car wash facility of approximately 1,256. The proposed project will not require cubic yards of cut and fill. The property is a 0.5 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-010, located at **1101 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

**NBAR COMMENTS:**

- **Planner to ensure that parking requirements are still met with proposed change.**
- **Change of use is substantial; sense of entry into the community should be addressed.**
- **Development should be upgraded and brought to existing standards.**
- **Building and Canopy design needs to be more in keeping with Orcutt Community Plan standards.**

**Project received conceptual review only. Atkinson, Ravatt, and Hurley absent. No action taken. Applicant may return for further conceptual review.**

**5.      11BAR-00000-00070                      Rice Ranch Ventures    Orcutt**  
**10GPA-00000-00006 (John Zorovich, Planner)    Jurisdiction: DVP**

Request of Laurie Tamura, Urban Planning Concepts, Inc, agent for Rice Ranch Ventures, LLC, to consider Case No. 11BAR-00000-00070 for **final approval of a new Plan 9: in the Spanish and California Craftsman architectural styles consisting of approximately 1,435 square feet each and a new Plan 9: American Farmhouse architectural styles consisting of approximately 1,570 square feet each.** The proposed project will not require any additional cubic yards of cut and fill. The project is located in the Rice Ranch Specific Plan Area (Pine Creek and The Meadows Oaks) on parcels zoned PRD and shown as Assessor's Parcel Numbers 101-410-00(1-46), 101-420-00(1-34), 101-430-00(1-21), 101-440-00(1-28), 101-450-00(1-24), 101-460-00(1-28), 101-470-00(1-16), in the Orcutt area, Fourth Supervisorial District. (Continued from 05/20/11 and 06/24/11)

**ACTION:      King moved, seconded by Palacios, and carried by a vote of 4 to 0 (Atkinson, Ravatt, and Hurley absent) to continue 11BAR-00000-00070 to the NBAR meeting of August 26, 2011. (See agenda status report.)**

*There being no further business to come before the North Board of Architectural Review, Board Member King moved, seconded by Palacios, and carried by a vote of 4 to 0 (Atkinson, Ravatt, and Hurley absent) to adjourn the meeting until 9:00 A.M. on Friday, August 26, 2011 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 10:45 A.M.