



# COUNTY OF SANTA BARBARA

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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: August 08, 2008**

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

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Kevin J. Small, **Chair**  
James King, **Vice-Chair**  
Jared Hurley  
Greg Ravatt

Craig Lewis Atkinson, **Alternate**  
James Nishimori, **Alternate**  
Gary Kaiser, **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 Small at 9:15 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

## **BOARD MEMBERS PRESENT:**

Kevin J. Small - Chair  
James King - Vice Chair  
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  
Nathan Eady - Planner, Development Review North

## **BOARD MEMBERS ABSENT:**

Gregg Ravatt  
Craig Lewis Atkinson - Alternate

**REPORTERS:** None in attendance.

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

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None.

**II. STATUS REPORT:** No changes were made to the agenda.

**III. MINUTES:** King moved, seconded by Nishimori and carried by a vote of 3 to 0 (Ravatt and Atkinson absent) (Hurley abstained) to approve the Minutes of July 18, 2008 as revised.

**IV. CONSENT AGENDA:**

**Orcutt Union Plaza New Mixed Use**

**C-1. 06BAR-00000-00167                      Commercial Development(Phase I)                      Orcutt**  
**08ZCI-00000-00053** (Dana Carmichael,Planner)                      **Jurisdiction: DVP**  
**08ZCI-00000-00055**  
**08ZCI-00000-00060**

Request of Ms. Lynette Noyes, agent for the owner, John J. Will Family LP, to consider Case No. 06BAR-00000-00167 for **final approval on consent of phase I of the Orcutt Union Plaza Commercial Development consisting of the following: Building B: approximately 10,467 square feet; Building C: approximately 13,593 square feet; landscaping and fencing.** The following structures currently exist on the parcel: restaurant of approximately 1,456 square feet; florist shop of approximately 740 square feet; office building of approximately 22,980 square feet; and eight light industrial buildings of approximately 17,762 square feet for a total of 42,938 square feet. The proposed project will require approximately 3,933 cubic yards of cut and approximately 11,776 cubic yards of fill. The property is a 7.8 acre parcel zoned OT-R14/GC and shown as Assessor's Parcel Numbers 105-091-001 and 105-091-006, located at **200 Block of South Broadway Street** in the Orcutt area, Fourth Supervisorial District. (Continued from 07/28/06 and 07/18/08)

**NBAR COMMENT:**

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

**ACTION: Hurley moved, seconded by King, and carried by a vote of 3 to 0 (Ravatt and Atkinson absent) (Small recused) to grant final approval on consent of 06BAR-00000-00167.**

**ACTION: King moved, seconded by Hurley, and carried by a vote of 3 to 0 (Ravatt and Atkinson absent) (Small recused) to trail item 06BAR-00000-00167 to the end of meeting.**

**V. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** Small announced, the name of the list for recommendation of a new North Board of Architectural Review has been turned in to Joni Gray's office. Hurley recommends a current alternate North Board of Architectural Review member should be appointed as a permanent member and the recruitment should open for an alternate North Board of Architectural Review member.

**VI. STAFF UPDATE:** None.

**VII. STANDARD AGENDA:**

**1. 06BAR-00000-00163                      Orcutt Village Marketplace                      Orcutt**  
**06DVP-00000-00008** (John Zorovich, 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, 02/02/07, and 4/25/08)

**NBAR COMMENTS:**

- **Dome element may not be appropriate for pharmacy building, because it is too dominant at project entrance.**
- **Applicant should consider planter islands in the long runs of parking stalls at the pharmacy building.**
- **Pharmacy building may have lost some of the details and authenticity of the previous design.**

**ACTION:** Hurley moved, seconded by Nishimori, and carried by a vote of 3-0-1 (Ravatt and Atkinson absent) (King abstained) to grant preliminary approval of 06BAR-00000-00163. Applicant may submit for final approval.

2. 07BAR-00000-00356      Allen Cooler Facility Expansion      Santa Maria  
07DVP-00000-00036 (John Zorovich, Planner)      Jurisdiction: DVP

Request of Tom B. Martinez, architect for the owner, Mr. Paul Allen, to consider Case No. 07BAR-00000-00356 for **further conceptual review of cooler facility expansion (approximately 21,275 square feet for Phase I and approximately 13,020 square feet for Phase II)**. The following structures currently exist on the parcel: a cold room of approximately 19,994 square feet, an office of approximately 1,281 square feet, and a canopy of approximately 13,020 square feet. The proposed project will not require any grading. The property is a 261,145 square foot parcel zoned AG-II-40 and shown as Assessor's Parcel Number 117-160-038, located at **2165 West Main Street** in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08)

**NBAR COMMENTS:**

- **Expand the landscape planter on the south side of the building toward Main Street.**
- **Consider eliminating plaster parapet wall.**
- **The wall panel inserts do no work.**
- **All plaster should be the same color as metal panels to not stand out.**

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

3. 07BAR-00000-00101      Dore Winery Santa Maria Center      Santa Maria  
08ZCI-00000-00044 (Dana Carmichael, Planner)      Jurisdiction: DVP

Request of Tish Beltranena, agent for the owner, Richard Dore, to consider Case No. 07BAR-00000-00101 for **final approval of a winery of approximately 22,509 square feet**. No structures currently exist on the parcel. The proposed project will require grading of approximately 6,120 cubic yards of cut, 13,710 cubic yards of fill, and 7,590 cubic yards of borrow. The property is a 218 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 133-070-039, located at **7200 Foxen Canyon Road** in the Santa Maria area, Fifth Supervisorial District. (Continued from 05/18/07 and 07/18/08)

**NBAR COMMENT:**

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

**ACTION: King moved, seconded by Nishimori, and carried by a vote of 4 to 0 (Ravatt and Atkinson absent) to grant final approval of 07BAR-00000-00101.**

**4. 07BAR-00000-00337 Stoker-Higginbotham Development Lompoc**  
**06GPA-00000-00009 (Nathan Eady, Planner) Jurisdiction: DVP**

Request of Greg Rech, architect for the owner, Mike Stoker, to consider Case No. 07BAR-00000-00337 for **further conceptual review of a development plan for 14 detached town homes of approximately 2,338, 2,200, or 2,365 square feet each.** The lot is currently vacant. The proposed project will require approximately 700 cubic yards of cut, approximately 7,600 cubic yards of fill, 6,900 cubic yards of import. The property is a 2.82 acre parcel zoned REC and shown as Assessor's Parcel Number 097-730-021, located at **Oakhill Drive** in the Lompoc area, Third Supervisorial District. (Continued from 01/11/08)

**NBAR COMMENTS:**

- **The proposed basin security fence should be constructed of wrought iron or similar element and painted a natural color such as dark olive.**
- **NBAR recommends adding a curvilinear arrangement of shrubs on the south side of the basin to screen it from adjacent golf course.**
- **Client should consider trailing vines to cascade over the wall into the basin to soften the view of the basin walls from the residences.**
- **Project may return for preliminary review after the discretionary hearing is complete.**

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

*There being no further business to come before the North Board of Architectural Review, Board Member Hurley moved, seconded by King, and carried by a vote of 4 to 0 (Ravatt and Atkinson absent) to adjourn the meeting until 9:00 A.M. on Friday, August 29, 2008 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 11:26 A.M.