



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: October 12, 2007**

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

Craig Lewis Atkinson, **Alternate**
Dominick Roger Barry
Jared Hurley, **Chair**
James King, **Vice Chair**

Kevin J. Small **Vice-Chair**
Greg Ravatt
David Villalobos, **NBAR Secretary**
Gary Kaiser, **Supervising Planner**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by Vice-Chair Kevin Small at 9:27 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Dominick Barry
Gregg Ravatt
Kevin J. Small - Vice Chair
James King - Vice Chair
David Villalobos - NBAR Secretary
Sharon Foster - Board Assistant Specialist
Gary Kaiser - Supervising Planner

BOARD MEMBERS ABSENT: Craig Lewis Atkinson, Jared Hurley

STAFF PRESENT:

Dana Carmichael, Planner, Development Review North
Brian Tetley, Planner, Development Review North
Joyce Gerber, Planner, Development Review North
Sharon Foster, Board Assistant Specialist

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 2

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** None.
- II. AGENDA STATUS REPORT:** No changes to the agenda.
- III. MINUTES:** Barry moved, seconded by Ravatt and carried by a vote of 3 to 0 to 1 (Small abstained; Hurley absent) to approve the Minutes of September 21, 2007.
- IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.
- V. STAFF UPDATE:** None.

VI. STANDARD AGENDA:

1. **07BAR-00000-00256** **Better Cooling Sign** **Santa Maria**
07SCC-00000-00015 (Brian Tetley, Planner) **Jurisdiction: Sign**

Request of Gil Rodriguez, agent for the owner, Juan Cisneros, to consider Case No. 07BAR-00000-00256 for **conceptual review/preliminary/final approval of one wall sign of approximately 24 square feet, and two entrance and exit signs of approximately 2 square feet each.** The following structures currently exist on the parcel: new commercial cooler of approximately 30,000 square feet. The proposed project will not require grading. The property is a 21.24 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 129-010-035, located at **2780 Telephone Road** in the Santa Maria area, Third Supervisorial District.

ACTION: Barry moved, seconded by Ravatt, and carried by a vote of 3 to 0 (King and Hurley absent) to grant preliminary and final approval of 07BAR-00000-00256.

2. **07BAR-00000-00232** **Gray Single Family Dwelling Addition** **Santa Maria**
07LUP-00000-00617 (Dana Carmichael, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Tom Martinez, architect for the owner, Joni Gray, to consider Case No. 07BAR-00000-00232 for **preliminary/final approval of an addition to a residence of approximately 1,582 square feet with an attached garage of approximately 2,002 square feet.** The following structure currently exists on the parcel: residence of approximately 2,464 square feet. The proposed project will not require grading. The property is a 3.93 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 103-740-014, located at **853 Esmeralda Lane** in the Santa Maria area, Fourth Supervisorial District. (Continued from 9/21/07)

ACTION: Barry moved, seconded by Ravatt, and carried by a vote of 4 to 0 (Hurley absent) to grant preliminary and final approval of 07BAR-00000-00232.

3. **07BAR-00000-00042** **Van Veen Mixed Use Building** **Orcutt**
07LUP-00000-00343 (Dana Carmichael, Planner) **Jurisdiction: Orcutt**
07LUP-00000-00344

Request of Cebulla Associates, agent for the owner, Berto Van Veen, to consider Case No. 07BAR-00000-00042 for **preliminary/final approval of 2 mixed use buildings of approximately 9,990 square feet and 9,548 square feet.** There are no structures currently on the parcel. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned OT-R-14-GC and shown as Assessor's Parcel Number 105-101-011, located at the corner of **Pacific and Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 4/6/07)

ACTION: Barry moved, seconded by King, and carried by a vote of 4 to 0 (Hurley absent) to grant preliminary approval of 07BAR-00000-00042. Applicant may return for final.

NBAR COMMENTS:

- **Decorative street furniture is encouraged.**
- **Triangular planters at diagonal parking spaces would also be encouraged. NBAR strongly recommends that the County Roads Dept. work with the applicant to allow decorative benches, trash cans, planters, etc. in sidewalk along both streets.**
- **Return for final with additional details.**

4. 07BAR-00000-00192 Seruto Single Family Dwelling Addition & Remodel Orcutt
07LUP-00000-00688 (Joyce Gerber, Planner) Jurisdiction: OTO

Request of John Didion, agent for the owner, James Seruto, to consider Case No. 07BAR-00000-00192 for **further conceptual review of an addition and remodel to an existing residence of approximately 432 square feet.** The following structures currently exist on the parcel: single family dwelling of approximately 892 square feet, detached garage of approximately 400 square feet, shed of approximately 216 square feet and covered patio of approximately 112 square feet. The proposed project will not require grading. The property is a 8,000 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-104-014, located at **410 Union Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 8/10/07)

Project received further conceptual review only. No action taken. Applicant may return for preliminary/final on consent.

5. 07BAR-00000-00258 St. Louis de Mondfort Church Orcutt
07DVP-00000-00026 (Joyce Gerber, Planner) Jurisdiction: Orcutt

Request of Todd Jespersen, architect for the owners, St. Louis de Montfort Parish, to consider Case No. 07BAR-00000-00258 for **conceptual review of a master plan build out to include a classroom building, multipurpose room, and addition to the main hall for a total of 15,807 square feet.** The following structures currently exist on the parcel: sanctuary, rectory, main hall, and four modular classrooms for a total approximate amount of 37,019 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 6.12 acre parcel zoned PI and shown as Assessor's Parcel Number 103-020-044, 103-020-071, and 103-020-072 located at **5075 Harp Road** in the Orcutt area, Fourth Supervisorial District.

Project received conceptual review only. No action taken. Applicant may return for preliminary after County Planning Commission. The following comments were made:

NBAR COMMENTS:

- **It would be nice to eliminate the pit area along the west side of the building.**
- **Flat roofs would lend themselves well to solar panels.**

There being no further business to come before the North Board of Architectural Review, Board Member Barry moved, seconded by Small, and carried by a vote of 4 to 0 (Hurley absent) to adjourn the meeting until 9:00 A.M. on Friday, November 2, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 10:45 A.M.