



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: November 19, 2010**

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

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

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

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair, James King, at 9:06 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Craig Lewis Atkinson
James King - Vice Chair
Gregg Ravatt (*arrived at 9:20 A.M.*)
Jared Hurley - Alternate

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez - Board Assistant Specialist
Zoraida Abresch - Supervising Planner, Development Review North
Florence Trotter-Cadena - Planner, Development Review North

BOARD MEMBERS ABSENT:

Kevin J. Small - Chair
Gil V. Palacios - Alternate

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: One.

II. AGENDA STATUS REPORT: Atkinson moved, seconded by Hurley and carried by a vote of 3 to 0 (Ravatt, Small, and Palacios absent) to adopt the following changes to the agenda:

Item No. 1 – Kilgallon New Single Family Dwelling and Grading (10BAR-00000-00152) – The project description will be revised to reflect the following:

10BAR-00000-00152 Kilgallon New Single Family Dwelling and Grading
10LUP-00000-00365 (Florence Trotter-Cadena, Planner)

Los Alamos
Jurisdiction: Ridgeline- Rural

Request of Steve Martin, agent for the owners, Kilgallon Family Trust, to consider Case No. 10BAR-00000-00152 for **conceptual review of a new single family dwelling residence, including a mudroom and workshop with a restroom of approximately**

7,805 square feet, a garage of approximately 850 square feet, a covered entry, trellis and covered porches of approximately 3,575 square feet, a detached guest house of approximately 800 square feet, and an exercise/workout building with a restroom of approximately 792 square feet, and an outdoor barbeque/kitchen area of approximately 870 square feet. The following structures currently exist on the parcel: a residence, farm worker housing, barn with office, and hay barn. The proposed project will require approximately 3,000 cubic yards of cut and fill. The property is a 906 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-030-047, located at **2480 Highway 135**, in the Los Alamos area, Third Supervisorial District.

Item No. 2 – Allen Cooler Facility Expansion (07BAR-00000-00356) – By the request of the applicant, item will be continued to NBAR meeting of December 17, 2010.

III. **MINUTES:** The Minutes of October 22, 2010 will be continued to the NBAR meeting of December 17, 2010. No motion made.

IV. **NBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

V. **STAFF UPDATE:** None.

VI. **STANDARD AGENDA:**

1. 10BAR-00000-00152 Kilgallon New Single Family Dwelling and Grading Los Alamos
10LUP-00000-00365 (Florence Trotter-Cadena, Planner) Jurisdiction: Ridgeline- Rural

Request of Steve Martin, agent for the owners, Kilgallon Family Trust, to consider Case No. 10BAR-00000-00152 for **conceptual review of a new single family dwelling residence, including a mudroom and workshop with a restroom of approximately 7,805 square feet, a garage of approximately 850 square feet, a covered entry, trellis and covered porches of approximately 3,575 square feet, a detached guest house of approximately 800 square feet, and an exercise/workout building with a restroom of approximately 792 square feet, and an outdoor barbeque/kitchen area of approximately 870 square feet.** The following structures currently exist on the parcel: a residence, farm worker housing, barn with office, and hay barn. The proposed project will require approximately 3,000 cubic yards of cut and fill. The property is a 906 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-030-047, located at **2480 Highway 135**, in the Los Alamos area, Third Supervisorial District.

NBAR COMMENTS:

- **Building exceeds height limit.**
- **Applicant should consider consistency in style. The different treatments, proportions, and details are in conflict.**
- **Applicant should think about how to vent roof.**
- **Site grading appears to be excessive.**

Project received conceptual review only. Small and Palacios absent. No action taken. Applicant may return for further conceptual review.

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

Request of Michael Maglinte, agent for the owner, Mr. Paul Allen, to consider Case No. 07BAR-00000-00356 for **final approval of a cooler facility expansion of approximately 29,529 square feet for Phase I, approximately 2,005 square feet for Phase II, and 13,020 square feet for Phase III.** Total square footage on the 4.99 acre parcel following re-development will be 55,044 square feet. Currently, there exists 32,095 square feet of development on the project site consisting of: a cold room, an office of approximately, and a canopy for shade to protect the incoming product from the sun. The proposed project will require approximately 500 cubic yards

of cut and 200 of fill. The property is 4.99 acres in size and 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, 08/08/08, 08/27/2010, 09/24/10, and 10/22/10)

ACTION: Atkinson moved, seconded by Hurley, and carried by a vote of 3 to 0 (Ravatt, Small and Palacios absent) to continue 07BAR-00000-00356 to the NBAR meeting of December 17, 2010. (See agenda status report.)

3. **10BAR-00000-00149 Plantel Nurseries Orcutt**
08DVP-00000-00007 (Dana Carmichael, Planner) **Jurisdiction: Orcutt**

Request of Steven E. Reese, architect for the owners, Plantel Nurseries, Inc., to consider Case No. 10BAR-00000-00149 for **final approval of a shop of approximately 12,000 square feet**. There are no structures currently on the parcel. The proposed project will not require grading. The property is a 140 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 129-170-004, located at **2775 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 10/22/10)

NBAR COMMENTS:

- BAR approved color/material board.

ACTION: Hurley moved, seconded by Atkinson, and carried by a vote of 4 to 0 (Small and Palacios absent) to grant final approval of 10BAR-00000-00149.

There being no further business to come before the North Board of Architectural Review, Board Member Atkinson moved, seconded by King, and carried by a vote of 4 to 0 (Small and Palacios absent) to adjourn the meeting until 9:00 A.M. on Friday, December 17, 2010 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 10:01 A.M.