



# COUNTY OF SANTA BARBARA

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## **NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA**

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

**Meeting Date: December 18, 2009  
9:00 A.M.**

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

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

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- All approvals made by this Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
  - If you cannot appear for an agenda item, you must notify Planning and Development by Thursday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
  - Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
  - Requests for change of scheduling should be made to Planning and Development, 624 W. Foster Road, Santa Maria, California 93455; Telephone (805) 934-6250.
  - If your case appears on the Consent Agenda, please note the following: It is recommended, but not required, that you or your representative appear at the Consent Review (8:45 AM) to answer questions if needed, and to observe the announcement regarding your item at 9:00 AM.
  - In compliance with the Americans Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 934-6250. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
  - Board of Architectural Review approvals do not constitute Land Use Clearances.
  - The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of BAR approved plans for accurate figures.
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### **ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENT:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of October 23, 2009 will be considered.
- IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS**
- V. STAFF UPDATE**
- VI. STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this NBAR Meeting by 9:00 A. M.**

1. 09BAR-00000-00144 Clark Avenue Commercial Orcutt  
**09DVP-00000-00029** (Joyce Gerber, Planner) **Jurisdiction: DVP**  
**09CUP-00000-00038**  
**09TPM-00000-00004**

Request of Frances Romero, agent for owner, Pat Palangi, B3, LLC., to consider Case No. 09BAR-00000-00144 for **further conceptual review of a commercial project consisting of building A of approximately 4,510 square feet, building B of approximately 4,729, and building C of approximately 3,636 square feet for a total development of approximately 12,938 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 3,638 cubic yards of cut and approximately 3,818 cubic yards of fill. The subject property is a 1.44 acre site zoned C-2 and shown as Assessor's Parcel Number 103-750-038, located at **the South West corner of Clark Avenue and Stillwell Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 09/25/09)

2. 09BAR-00000-00007 Verizon at Righetti High School #167334 Orcutt  
**09CUP-00000-00002** (Megan Lowery, Planner) **Jurisdiction: Planning Commision -Telecom**

Request of Tricia Knight, agent for the owners, Santa Maria Joint Union High School, to consider Case No. 09BAR-00000-00007 for **further conceptual review of a telecommunications facility of approximately 1496 square feet.** The following structure currently exists on the parcel: a light standard of approximately 91 square feet in height. The proposed project will not require grading. The property is a 18.47 acre parcel zoned PI and shown as Assessor's Parcel Number 107-200-012, located at **941 East Foster Road** in the Santa Maria area, Fourth Supervisorial District. (Continued from 02/27/09)

3. **03BAR-00000-00040** Duckett Duplex Lompoc  
**03CUP-00000-00010** (Florence Trotter-Cadena, Planner) **Ridgeline: - N/A**

Request of Chris Thomas, agent for the owner, Mike Duckett, to consider Case No. 3BAR-00000-00040 for **final approval of a new duplex with two unenclosed porches of approximately 1,800 square feet.** The following structure currently exists on the parcel: A carwash of approximately 1,800 square feet. The proposed project will not require grading. The property is a 33,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-002, located at **178 Burton Mesa** in the Lompoc area, Fourth Supervisorial District. (Continued from 3/28/03, 08/31/07, and 04/25/08)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Gary Kaiser

FROM: Florence Trotter-Cadena *FTC*

DATE: December 15, 2009

RE: 03BAR-00000-00040, 03CUP-00000-00010, Duckett Duplex 178 Burton Mesa  
Boulevard, APN: 097-590-002

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Preliminary review indicates that the project complies with the all requirements of the C-2 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

- Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

- |                                     |                          |
|-------------------------------------|--------------------------|
| <input type="checkbox"/>            | <b>PRELIMINARY</b>       |
| <input checked="" type="checkbox"/> | <b>PRELIMINARY/FINAL</b> |
| <input type="checkbox"/>            | <b>FINAL</b>             |
| <input type="checkbox"/>            | <b>REVISED FINAL</b>     |

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

On August 31, 2007 the NBAR conceptual reviewed the project. Since that time the applicant has submitted a landscape plan and revision to the site plan. NBAR question to staff was the ability to allow for carports attached to the duplex.

**PROJECT DESCRIPTION:**

**The proposed project is for:** Approval for the construction of a 1,800 square foot duplex (each unit 900 square feet) with two unenclosed porches. The existing commercial use is 1,800 square feet in development. Since the residential use is considered secondary to the commercial use, the proposed unit is limited to one bedroom each, per 1,000 feet of commercial development. The proposed duplex shall receive final Board of Architectural Review approval prior to zoning clearance approval. The proposed duplex is 15' 6" in height. Parking for the unit is adjacent to each unit. Water and sanitary services would be provided by the Vandenberg Village Community Services District. Access would remain unchanged from Burton Mesa Boulevard.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Zoning Clearance is subject to my review.**

c: Case File  
Leticia Rodriguez, P&D