

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: December 18, 2009**

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

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**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair King at 9:00A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Kevin J. Small - Chair
James King - Vice Chair
Gregg Ravatt
Craig Lewis Atkinson - Alternate
Jared Hurley - Alternate

STAFF MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Ronald F. Bettencourt
Gil V. Palacios - Alternate

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** None.
- II. AGENDA STATUS REPORT:** No changes made to the agenda.
- III. MINUTES:** Small moved, seconded by King and carried by a vote of 4 to 0 (Bettencourt, Hurley, and Palacios absent) to approve the Minutes of October 23, 2009, as revised.
- IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.
- V. STAFF UPDATE:** None.
- VI. STANDARD AGENDA:**

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)

NBAR COMMENTS:

- **Building C- revise drive thru lane.**
- **Small site for a major fast food chain - review stacking.**
- **Screening needed at NE corner of site.**
- **Think about how to screen for wind in courtyard areas, consider south orientation for patios.**
- **Study spacing on bracing elements.**
- **Add gutters to plan.**
- **Bldg B/C south windows need sun protection.**
- **Bldg A/C consider screening E/W.**
- **Create connection between interior and exterior of buildings.**
- **Trash enclosure material should be consistent with bldg materials.**
- **Consider landscape plan transition between Bldg A and B.**
- **Bldg A patio is not located in best place.**
- **Add median to plans.**
- **Bldg C, the flat work at access points does not work.**
- **Bldg B handicap access is tight.**
- **BAR would like to have an idea of sign locations.**
- **Resolve setbacks from Clark with Planning.**

Project received further conceptual review only. Bettencourt, Hurley, and Palacios absent. No action taken. Applicant may return for preliminary approval.

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

NBAR COMMENTS:

- **Visual concerns for neighborhood to east; need to screen equipment building or recess building.**
- **Reconsider style of building make consistent with existing structures leave chain link fence.**

Project received further conceptual review only. Bettencourt, Hurley, and Palacios absent. No action taken. Applicant may return for further conceptual and preliminary approval.

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)

NBAR COMMENTS:

- **Need grading plan, drainage plan, and topography.**
- **Gravel driveway is ok.**
- **Check with flood control to see if retention basin is needed.**
- **Architectural details are not complete.**
- **Plans must be revised to comply with new building codes, show scale, and provide details.**
- **Revise plan as red lined.**
- **Add roof materials and colors.**
- **Look at oak tree protection policies.**
- **Inconsistencies in irrigation plan; the list provided is not consistent with the plants shown. For example, there are more plants in the list vs. on the actual plans; inappropriate plant locations.**
- **Need a landscape architect to prepare plans.**
- **Bring photos of area for surrounding context.**
- **Look at neighborhood for consistency of design.**

ACTION: Atkinson moved, seconded by Small, and carried by a vote of 5 to 0 (Bettencourt and Palacios absent) to continue for revised preliminary approval of 03BAR-00000-0040.

There being no further business to come before the North Board of Architectural Review, Board Member Small moved, seconded by King, and carried by a vote of 5 to 0 (Bettencourt and Palacios absent) to adjourn the meeting until 9:00 A.M. on Friday, January 29, 2010 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 11:15 A.M.