



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: January 11, 2008**

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

Craig Lewis Atkinson, **Alternate** Kevin J. Small, **Chair**
James Nishimori, **Alternate** Greg Ravatt
Dominick Roger Barry, **Vice Chair** Gary Kaiser, **Supervising Planner**
Jared Hurley Leticia I. Rodriguez, **NBAR Secretary**
James King, **Vice-Chair**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Jared Hurley at 9:05A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Kevin J. Small - Chair
Dominick Barry - Vice Chair
James King - Vice Chair
Jared Hurley
Gregg Ravatt
James Nishimori - Alternate

BOARD MEMBERS ABSENT:

Craig Lewis Atkinson

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez - Board Assistant
David Villalobos - Board Assistant Supervising
Gary Kaiser - Supervising Planner, Development Review North
Joyce Gerber - Planner, Development Review North
Dana Carmichael - Planner, Development Review North
Nathan Eady - Planner, Development Review North
Kelly Strecker - Planner, Development Review North

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 2

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

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

III. MINUTES: King moved, seconded by Barry and carried by a vote of 5-0-1 (Small abstained) to approve the Minutes of November 30, 2007, as revised.

Small moved, seconded by Barry and carried by a vote of 5-0-1 (Ravatt abstained) to approve the Minutes of December 21, 2007, as revised.

IV. ELECTION OF NEW NBAR CHAIR AND VICE CHAIR: Hurley moved, second by King and carried by a vote of 5-0-0 to elect Kevin J. Small as Chair. Hurley moved, second by Ravatt and carried by a vote of 5-0-0 to elect Dominick R. Barry as Vice-Chair. Ravatt moved, second by Hurley and carried by a vote of 5-0-0 to elect James King as 2nd Vice-Chair.

V. CONSENT AGENDA:

C-1. 07BAR-00000-00043 Stonegate Orcutt Ventures Orcutt
TM 14481 (Dana Carmichael, Planner) **Jurisdiction: Orcutt**

Request of William Collier, agent for the owners, Stonegate Orcutt Ventures, LLC, to consider Case No. 07BAR-00000-00043 for **final approval on consent for the color scheme of the "Redi-Rock" material approved for use on the perimeter and retaining walls.** There are no structures currently on the parcel. The proposed project will not require grading. The property is a 7.91 acre parcel zoned SLP and shown as Assessor's Parcel Number 105-330-004, located at **TM 14,481 Stonegate** in the Orcutt area, Fifth Supervisorial District. (Continued from 4/06/07)

ACTION: Hurley moved, seconded by Barry, and carried by a vote of 5 to 0 (Small recused) to grant final approval on consent of 07BAR-00000-00043.

VI. NBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VII. STAFF UPDATE: David Villalobos introduce new NBAR Secretary, Leticia I. Rodriguez.

VIII. STANDARD AGENDA:

1. 07BAR-00000-00135 Carrillo New SFD Sisquoc
07LUP-00000-00696 (Joyce Gerber, Planner) **Jurisdiction: Ridgeline-Rural**

Request of Kelly Bakke, agent for the owner, Alfredo Carrillo, to consider Case No. 07BAR-00000-00135 for **preliminary/final approval of a new residence of approximately 4,635 square feet, an attached garage of approximately 624 square feet, and a porch of approximately 152 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 1,175 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 10.0 acre parcel zoned U and shown as Assessor's Parcel Number 101-070-048, located at **6851 Long Canyon Road** in the Sisquoc area, Fifth Supervisorial District. (Continued from 6/29/07, 11/02/07, 11/30/07, and 12/21/07)

ACTION: Hurley moved, seconded by Barry, and carried by a vote of 5 to 0 to grant preliminary approval of 07BAR-00000-00135. Applicant may return for final on consent. The following comments were made:

NBAR COMMENTS:

- **Consult with Fire Department to determine fuel modification zones.**

2. 05BAR-00000-00312 Conoco Phillips Modification for Pole Sign Santa Maria
05LUP-00000-01319 (Joyce Gerber, Planner) **Jurisdiction: Sign**

Request of A & S Engineering, agent for the owners, Conoco Phillips, to consider Case No. 05BAR-00000-00312 for **final approval of removal of an existing pole sign and replacement with new monument sign; replacement of price sign; and installation of new canopy sign and fascia.** The following structures currently exist on the parcel: a service station and gasoline pump islands. The proposed project will not require grading. The property is a 0.56 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-010, located at 1101 E. Clark Avenue

in the Santa Maria area, Fourth Supervisorial District. (Continued from 1/27/06, , 2/10/06, 3/03/06, 4/14/06, 12/08/06, 1/12/07, 2/02/07, and 2/23/07)

ACTION: Barry moved, seconded by King, and carried by a vote of 5 to 0 to continue 05BAR-00000-00312 to NBAR meeting of 02/08/2008. Applicant may submit for preliminary/final. The following comments were made:

NBAR COMMENTS:

- NBAR likes beige/tan canopy color, only if building is painted to match.
- Building does not need to be entirely that color. Colors should be tied into each other.
- Provide actual color, material sample, and landscape plan.
- Pole sign is appropriate in this case.
- Provide site plan showing locations.

3. **07BAR-00000-00340** **Kent New Residences** **Orcutt**
07LUP-00000-00872 (Dana Carmichael, Planner) **Jurisdiction: Orcutt**

Request of Sandy Moran, agent for the owner, Judith D. Kent, to consider Case No. 07BAR-00000-00340 for **conceptual review and preliminary approval of new residence of approximately 1,746 square feet, second residence of approximately 893 square feet, and garage of approximately 911 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 6,500 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-105-006, located at **545 Union Avenue** in the Santa Maria area, Fourth Supervisorial District.

ACTION: King moved, seconded by Hurley, and carried by a vote of 5 to 0 to grant **preliminary approval of 07BAR-00000-00340.** Applicant may submit for final. The following comments were made:

NBAR COMMENTS:

- A walkway from Union Avenue to rear unit is required.
- Consider wall on porch to separate it from walkway to the rear unit. A half rail would suffice if solid.
- Garage designed should be flipped to provide direct entry into unit.
- Consider hedgerow along side property lines to make mowing the lawn easier.

4. **07BAR-00000-00106** **Capitol Pacific Homes** **Orcutt**
07SCD-00000-00016 (Dana Carmichael, Planner) **Jurisdiction: Orcutt**

Request of Capital Pacific Homes, agent, to consider Case No. 07BAR-00000-00106 for **preliminary/final approval of 3 entry columns each of approximately 18 square feet in size.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 19.28 acre zoned DR and shown as Assessor's Parcel Number 105-020-046, located at **Blosser and Old Mill Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 5/18/07)

ACTION: Hurley moved, seconded by King, and carried by a vote of 5 to 0 (Small recused) to grant **preliminary approval of 07BAR-00000-00106.** Applicant may submit for final.

5. **07BAR-00000-00330** **Splash N Dash Carwash** **Orcutt**
07DVP-00000-00033 (Michael Hays, Planner) **Jurisdiction: DVP**
07CUP-00000-00091

Request of George Garcia, agent/architect for the owner, Mark Betts, to consider Case No. 07BAR-00000-00330 for **conceptual review of a car wash of approximately 4,725 square feet.** The lot is currently vacant. The proposed project will require approximately 200 cubic yards of cut and approximately 2,620 cubic yards of fill. The property is a 0.64 acre parcel zoned CH and shown as Assessor's Parcel Number 103-181-005, located at **5006 Orcutt Road** in the Orcutt area, Fourth Supervisorial District.

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

NBAR COMMENTS:

- **The one driveway may be too close to the Orcutt Road/Clark Avenue intersection. Setback area must be heavily landscaped.**
- **Extended roof overhangs may have to be larger structurally with additional support.**
- **Landscaping strip along easterly property line is very narrow; try to increase width or at least include some vertical landscape elements.**

6. **07BAR-00000-00331** **Splash N Dash Carwash Signage** **Orcutt**
07DVP-00000-00033 (Michael Hays, Planner) **Jurisdiction: Sign**
07CUP-00000-00091

Request of George Garcia, agent/architect for the owner, Mark Betts, to consider Case No. 07BAR-00000-00331 for **conceptual review of two walls signs of approximately 25 and 29.2 square feet, and one pole sign of approximately 42 square feet.** The lot is currently vacant. The proposed project will not require grading. The property is a 0.64 acre parcel zoned CH and shown as Assessor's Parcel Number 103-181-005, located at **5006 Orcutt Road** in the Orcutt area, Fourth Supervisorial District.

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

NBAR COMMENTS:

- **Consider triangular pole sign to maximize visibility from both HWY 135 and Clark Avenue.**
- **Monument sign might look better and actually be more effective.**

7. **07BAR-00000-00348** **Herrera Grocery Store** **Orcutt**
and Residential Dwelling Unit
(no planner assigned) **Jurisdiction: Orcutt**

Request of Rodol Honrada, agent for the owner, Santiago Herrera, to consider Case No. 07BAR-00000-00348 for **conceptual review of a new commercial grocery store (with kitchen) of approximately 2,100 square feet on the first floor and residential dwelling unit of approximately 2,100 square feet on the second floor.** The lot is currently vacant. The proposed project will not require grading. The property consists of 8,087 total square feet zoned CN and shown as Assessor's Parcel Numbers 107-011-024 and -026, located at **3616 Orcutt Road** in the Orcutt area, Fourth Supervisorial District.

Project received conceptual review only. No action taken. Applicant may resubmit for conceptual review. The following comments were made:

NBAR COMMENTS:

- **Parking space in the center of the parking lot. This does not work.**
- **Traffic control mechanisms are there to control turning movements**

(ie “right turn only”).

- Consider shifting building near intersection with parking to the rear.
- Need to clarify if the interior lot lines are going to be fenced for security and/or to control access.
- Exterior materials must be consistent on all four sides.
- Plans must be prepared by a licensed professional.
- Site plan does not work; project has serious problems as currently designed
- Discuss circulation issues with the Public Works Department.

8. **07BAR-00000-00323** **Rice Ranch Monument Signs** **Orcutt**
07CUP-00000-00083 (Joyce Gerber, Planner) **Jurisdiction: Orcutt**

Request of Sylvia Gonzales, Urban Planning Concepts, agent for the owner, Rice Ranch Ventures, LLC, to consider Case No. 07BAR-00000-00323 for **further conceptual review and preliminary/final approval of monuments/neighborhood signage**. The lots are currently vacant. The proposed project will not require grading. The property is 81.09 total acres zoned PRD and shown as Assessor’s Parcel Numbers 101-390-003 and -004, located at **the Rice Ranch Specific Plan Area (Pine Creek and The Oaks neighborhood)** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/21/07)

ACTION: Hurley moved, seconded by King, and carried by a vote of 5 to 0 to grant preliminary and final approval of 07BAR-00000-00323.

9. **07BAR-00000-00321** **Bradley Village** **Orcutt**
07TRM-00000-00006 (John Zorovich, Planner) **Jurisdiction: DVP**
07DVP-00000-00032

Request of Laurie Tamura, Urban Planning Concepts, agent for the owner, Lawnae Hunter, to consider Case No. 07BAR-00000-00321 for **conceptual review of a new development at Key Site 30, including the following: four 3-story brownstone buildings with a total of 34 town homes, two 2-story buildings with a total of 48 apartment flats, two 3-story senior housing buildings with a total of 130 units, 17 (5,000 square foot) single family dwelling residential lots, 10 (10,000 square foot) single family residential lots, 10 (8,000 square foot) single family residential lots, a garden pavilion, dog park, and three plazas**. The lot is currently vacant. The proposed project will require approximately 271,000 cubic yards of cut and approximately 38,000 cubic yards of fill. The property is a 78.73 acre parcel zoned AG-I-40 and shown as Assessor’s Parcel Number 107-250-008, located **approximately 130 feet south of the intersection of Bradley Road and Patterson Road** in the Orcutt area, Fourth Supervisorial District.

Project received conceptual review only. No action taken. Applicant may submit for further conceptual review. The following comments were made:

NBAR COMMENTS:

- Design guidelines have pros and cons which don’t guarantee good quality results.
- BAR approval for individual lots and buildings would be preferable.
- Brownstone design is modern-industrial and needs work. Style may not work in the context of the rest of the project and surrounding neighborhood which are non-traditional.
- Design for protection from prevailing winds.

PUBLIC COMMENT:

- **Linda Pereira**– Expressed concern about traffic on Bradley and fire, police issues, and hospitals to accommodate additional population.

- **John Sekishiro**– Expressed interest in being informed of what project is proposing.

10. 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 **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 200 cubic yards of cut, approximately 7,600 cubic yards of fill, 7,400 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.

Project received conceptual review only. No action taken. Applicant may submit for preliminary review. The following comments were made:

NBAR COMMENTS:

- **Buildings should be consistent with respect to window design (if they should all have shutters), but individual buildings may vary so that they are not all the same.**
- **Window treatment may depend on texture of exterior stucco.**
- **Re-study roof designs and soffits.**
- **Try to minimize cookie-cutter effect.**

There being no further business to come before the North Board of Architectural Review, Board Member Small moved, seconded by Barry, and carried by a vote of 5 to 0 (Atkinson, absent) to adjourn the meeting until 9:00 A.M. on Friday, February 8, 2008 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 12:58 P.M.