



# COUNTY OF SANTA BARBARA

---

**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: February 2, 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  
Yesenia Valero, **NBAR Secretary**

---

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

## **BOARD MEMBERS PRESENT:**

Dominick Barry  
Gregg Ravatt  
Jared Hurley - Chair  
James King -  
Kevin J. Small - Vice Chair  
Yesenia Valero - NBAR Secretary  
John Zorovich - Planner III

## **BOARD MEMBERS ABSENT:**

Craig Lewis Atkinson - Alternate

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** 0

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** Small moved, seconded by Barry and carried by a vote of 4 to 0 (Ravatt, Atkinson absent) to adopt the following changes to the agenda:

**Item No. Item No. 2 06BAR-00000-00215 Gloria Dei Lutheran Church was dropped from the standard agenda.**

**III. MINUTES:** King moved, seconded by Hurley and carried by a vote of 4 to 0 (Ravatt, Atkinson absent) to approve the Minutes of January 12, 2007 as revised.

**IV. CONSENT AGENDA:**

**C-1. 06BAR-00000-00298 YMCA Monument Sign Santa Maria**  
**06SCC-00000-00018 (Dana Carmichael, Planner) Jurisdiction: N/A**  
Request of Kevin Small, agent for the owners, Jean Carmichael and Shannon Siefert, to consider Case No. 06BAR-00000-00298 for **final approval on consent of a monument sign of approximately 80 square feet to replace the existing "YMCA" monument sign.** The following structure currently exists on the parcel: Main recreation building of approximately

38,000 square feet. The proposed project will not require grading. The property is a 66.09 acre parcel zoned REC and shown as Assessor's Parcel Number 111-100-015, located at **3400 Skyway Drive** in the Santa Maria area, Fourth Supervisorial District. (Continued from 1/12/07)

**ACTION: King moved, seconded by Hurley and carried by a vote of 3 to 0 to 1 (Atkinson, Ravatt absent Small abstained) to grant final approval on consent of 06BAR-00000-00298. Revised in red ink that lower course added 8" inches to block module.**

**V. NBAR MEMBERS INFORMATIONAL BRIEFINGS:**

Chair Hurley inquired about the request for a new NBAR member and if it had been completed. The request would go before the Board of Supervisors for approval. Chair Hurley will follow up with Gary Kaiser to see when the new position will be filled.

NBAR would like a planner memo including the minutes from previous meetings one week prior to the meeting. The NBAR will let staff know after conceptual review if they want to have the plans prior to the meeting. Plans can either be mailed to each NBAR member, or they will pick them at the P&D office on Foster Rd. Furthermore NBAR inquired whether landscape plans must be prepared by a certified landscape.

**VI. STAFF UPDATE: None**

**VII. STANDARD AGENDA:**

**1. 05BAR-00000-00312 Conoco Phillips Modification for Pole Sign Santa Maria  
05LUP-00000-01319 (Joyce Gerber, Planner) Jurisdiction: Signage**

Request of A & S Engineering, agent for the owners, Conoco Phillips, to consider Case No. 05BAR-00000-00312 for **preliminary/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: an existing 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, 12/08/06 and 1/12/07)

**ACTION: Small moved, seconded by Barry and carried by a vote of 5 to 0 to grant preliminary approval of 05BAR-00000-00312. The following comments were made:**

**NBAR COMMENTS:**

- Consider needleplum, ornamental grasses and day lilies as possible landscaping for pots.
- Less red color in sign is supported.
- Applicant will provide front elevation to show new wing wall details.

**2. 06BAR-00000-00215 Gloria Dei Lutheran Church Addition Santa Maria  
06CUP-00000-00053 (Joyce Gerber, Planner) Jurisdiction: Zone Dist. Req. (DR)**

Request of Charles Cebulla, architect for the owner, Pastor Greg Kintzi, to consider Case No. 06BAR-00000-00215 for **final approval of addition to existing church building of approximately 5,525 square feet.** The following structures currently exist on the parcel: church assembly of approximately 4,780 square feet. The proposed will require approximately

50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 2.97 acre parcel zoned DR and shown as Assessor's Parcel Number 107-250-015, located at **4380 Orcutt Road** in the Orcutt area, Fourth Supervisorial District (Continued from 9/8/06, 12/08/06, and 1/12/07).

**ACTION: Small moved, seconded by Barry and carried by a vote of 4 to 0 (Atkinson, Ravatt absent) to drop item 06BAR-00000-00215 from the standard agenda.**

**3. 06BAR-00000-00141                      Dias Commercial Building                      Orcutt**  
**06PRE-00000-00010 (Gary Kaiser, Supervising Planner)                      Jurisdiction: Commercial**

Request of Gil Palacios architect for the owners, Al & Laura Dias, to consider Case No. 06BAR-00000--00141 for **conceptual review of a new 1- story commercial building of approximately 6,000 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 800 cubic yards of cut and approximately 1,100 cubic yards of fill. The property is a 7,500 square foot parcel zoned OT-R-14GC and shown as Assessor's Parcel Number 105-073-009, located at **153 East Clark Avenue** in the Old Town Orcutt area, Fourth Supervisorial District.

**Project received conceptual review only. No action taken. The following comments were made:**

**NBAR COMMENTS:**

- Needs details of the front of buildings.
- Need to provide cross section showing how front elevation is detailed and shaped.
- Needs signage and lighting details shown.
- Note that the Old Town area has restrictions on window materials.

**4. 06BAR-00000-00135                      Dias Commercial Building                      Orcutt**  
**06PRE-00000-00009 (Gary Kaiser, Supervising Planner)                      Jurisdiction: Commercial**

Request of Gil Palacios, architect for the owner, Eric Dias to consider Case No. 06BAR-00000-00135 for **conceptual review of a new 1- story commercial building of approximately 6,600 square feet.** The following structures currently exist on the parcel: Service Station and canopy of approximately 1,300 square feet. The proposed project will require approximately 777 cubic yards of cut and approximately 1,000 cubic yards of fill. The property is a 7,000 square foot parcel zoned OT-R-14GC and shown as Assessor's Parcel Number 105-073-008, located at **155 East Clark Avenue** in the Old Town Orcutt area, Fourth Supervisorial District.

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

**NBAR COMMENTS:**

- Elevation facades somewhat repetitive. Same roof material and window shapes shown.
- Corner building façade needs more detail and direct view of exterior elevation.
- Corrugated steel façade looks good.
- Discourage the use of repetitive use of sign boards and facades.
- Include a 3-dimensional study of the project.

**5. 05BAR-00000-00030                      2<sup>nd</sup> Phase Hummel Village                      Orcutt**  
**04DVP-00000-00004 (John Zorovich, Planner)                      Jurisdiction: Development Plan**

Request of Simonsen and Associates Inc. agent for the owner, Joan Simonsen, to consider Case No. 05BAR-00000-0030 for **final approval of a development plan for five new homes**

**of approximately 4,200 square feet each (second phase of Hummel Village).** The following structure currently exists on the parcel: single family residence with garage of approximately 2,900 square feet. The proposed project will require approximately 6,227 cubic yards of cut and approximately 5,106 cubic yards of fill. The property is a 5.37 acre parcel zoned DR-4.6 and shown as Assessor's Parcel Number 107-270-003, located at **4420 Hummel Drive** in the Orcutt area, Fourth Supervisorial District. (Continued from 3/11/05 County BAR and 04/14/06 and 05/05/06)

**ACTION: Barry moved, seconded by King and carried by a vote of 5 to 0 (Atkinson absent) to continue item 05BAR-00000-00030 for further final approval. The following comments were made:**

**NBAR COMMENTS:**

- Sidewalks need to be depicted on site and landscape plans.
- Increase post size to 6" to 6".
- Site, architecture, and landscape plans need to be consistent.
- Vehicle turnaround adjacent to house #5 needs to be redesigned.
- Need architectural details of the architectural features (i.e., roofs, gutter, post etc.).
- Need to identify the plant palette and building materials used on the trellis and landscaping. Show detail of trellis.
- Show detail of barbeque.
- Show the raised bed building materials on plans.

**6. 06BAR-00000-00199 Terrace Ranch Orcutt**  
**TM 14,330 (John Zorovich, Planner) Jurisdiction: Development Plan**

Request of Eileen Dickey, developer for A.G. Spanish Oaks, LLC, to consider Case No. 06BAR-00000-00199 for **further preliminary/final approval of 17 new single family residences between approximately 1,339 and 2,845 square feet each.** The following four structures currently exist on the parcel: an approximately 1,500 square foot house, an approximately 1,500 square foot garage, an approximately 700 square foot carport, and an approximately 3,500 square foot apartment building. The proposed project will require approximately 14,813 cubic yards of cut and approximately 10,965 cubic yards of fill. The property is a 5.39 acre parcel zoned single family DR3.3 and shown as Assessor's Parcel Number 129-280-021, located at **5320 and 5330 Stillwell Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 8/18/06, 9/29/06, 11/17/06, 1/12/07)

**ACTION: Barry moved, seconded by King and carried by a vote of 5 to 0 (Atkinson absent) to continue item 06BAR-00000-00199 for further preliminary/final approval. The following comments were made:**

**NBAR COMMENTS:**

- Applicant will revise site plan so that garage door on lot #10 is front loaded.
- Concern was also expressed with garage orientation on lot #8. Applicant indicated that they would change house plan on this lot.
- Site plans need to be revised to show separate walkway from front door to sidewalk on all lots that have a Plan A, B, and C.
- Need front yard landscape plan for each of the lots, not just a select few.
- Remove basin area amenity from sheet L-3.
- The hydro seed mix should incorporate more permanent plan materials.
- Consider the use of small garden walls to provide useable back yard space.
- Undisturbed areas need to be called out on grading plans and fenced.
- The tan color board needs to be slightly darker.

