

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: March 16, 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

Kevin J. Small **Vice-Chair**
Greg Ravatt, **Chair**
Yesenia Valero, **NBAR Secretary**

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

BOARD MEMBERS PRESENT:

Gregg Ravatt
Jared Hurley - Chair
James King -
Kevin J. Small - Vice Chair
Craig Lewis Atkinson - Alternate
John Zorovich - Planner III
Yesenia Valero - NBAR Secretary

BOARD MEMBERS ABSENT: Dominick Barry

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Small moved, seconded by Ravatt and carried by a vote of 5 to 0 (Barry absent) to adopt the following changes to the agenda:

Item No. 1. 06BAR-00000-00199 Terrace Ranch has been continued to the meeting of April 6, 2007.

III. MINUTES: Atkinson moved, seconded by Ravatt and carried by a vote of 5 to 0 (Barry absent) to approve the Minutes of February 23, 2007 as revised.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS: Chair Hurley reported that he has sent a letter to the Board of Supervisors asking for an alternate landscape architect to be placed on the NBAR.

V. STAFF UPDATE: None

VI. STANDARD AGENDA:

1. 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 and 2/2/07)

ACTION: Small moved, seconded by Ravatt and carried by a vote of 5 to 0 (Barry absent) to continue item 06BAR-00000-00199 to the meeting of April 6, 2007. See agenda status report.

2. 07BAR-00000-00020 Smith New Residence Orcutt
07LUP-00000-00055 (Joyce Gerber, Planner) Jurisdiction: OTO

Request of Linden Shimizu, agent for the owner, Russell Smith, to consider Case No. 07BAR-00000-00020 for **further conceptual review/preliminary approval of a new residence of approximately 884 square feet.** The following structures currently exist on the parcel: residence of approximately 1,055 square feet. 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 105-111-010, located at **625 Union Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 2/23/07)

ACTION: Ravatt moved seconded by Small and carried by a vote of 5 to 0 (Barry absent) to grant preliminary approval of 07BAR-00000-00020. The following comments were made:

NBAR COMMENTS:

- **Consider removing fascia on front and rear elevation.**
- **Consider changing second parking area to a patio with landscaping.**

3. 07BAR-00000-00035 Ikola New Addition Santa Maria
(John Karamitsos, Supervising Planner) Jurisdiction: Ridgeline - Urban

Request of Tom Martinez, agent for the owners, Mr & Mrs. Roger Ikola, to consider Case No. 07BAR-00000-00035 for **conceptual review of a new addition of approximately 2,894 square feet.** The following structures currently exist on the parcel: residence of approximately 7,852 square feet. The proposed project will require approximately 110 cubic yards of cut and no cubic yards of fill. The property is a 1.85 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 103-020-088, located at **1378 E. Clark** in the Santa Maria area, Fourth Supervisorial District.

Project received conceptual review only. No action taken. (Small, Hurley recused) The following comments were made:

NBAR COMMENTS:

- **NBAR request clarification from planner on whether the project requires NBAR review.**
- **NBAR supports minor encroachment to 25-foot height limitation.**

- **BAR encourages owner to consider maintaining similar window configuration with existing windows.**

There being no further business to come before the North Board of Architectural Review, Board Member Ravatt moved, seconded by Atkinson, and carried by a vote of 3 to 0 (Barry, Small, Hurley absent) to adjourn the meeting until 9:00 A.M. on Friday, April 6, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 9:50 A.M.