



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: March 24, 2006**

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

Craig Lewis Atkinson, **Alternate**
Dominick Roger Barry
Jared Hurley, **Co-Vice-Chair**
James King, **Co-Vice Chair**

Kevin J. Small
Greg Ravatt, **Chair**
Adam Baughman, **Planner III**
Barbara Walsh, **NBAR Secretary**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Ravatt at 9:13 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

COMMITTEE MEMBERS PRESENT:

Gregg Ravatt - Chair
Jared Hurley - Co-Vice-Chair
James King - Co-Vice Chair
Kevin J. Small
Dominick Roger Barry
Craig Lewis Atkinson - Alternate
Barbara Walsh - NBAR Secretary
Adam Baughman - Planner III

COMMITTEE MEMBERS ABSENT: None.

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 10.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Ravatt moved, seconded by Hurley and carried by a vote of 5 to 0 to adopt the following change to the agenda:

Item No. 3 – Conoco Phillips Modification – Continued to the meeting of April 14, 2006

III. MINUTES: Hurley moved, seconded by Barry and carried by a vote of 5 to 0 to approve the Minutes of March 3, 2006.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

V. STAFF UPDATE: Anne Coates, Zoning Ordinance Reformatting Project (ZORP) Manager, Development Review Division - North County, distributed the new ZORP and the new Land Use Development Code (LUDC) Public Draft to the NBAR and explained various changes and new standards in the report. Additionally, Ms. Coates stated that any suggested changes or edits may be made on a feedback form that is available on a County website link that Adam Baughman will be forwarding to the NBAR. Also, Ms. Coates added that the following public workshops will be held for any additional information: April 5th at the Planning &

Development North County office in Santa Maria and April 6th at the Planning & Development Hearing Room in Santa Barbara.

VI. STANDARD AGENDA:

DISCUSSION ITEMS:

1. Old Town Orcutt Design Guidelines **Orcutt**
(Stephen Peterson, Planner)

Request of Santa Barbara County Comprehensive Planning **for the NBAR to render its advice on in-progress Old Town Orcutt Design Guidelines.**

Project was a discussion item only, no action was taken. The following comments were made by the NBAR:

- **There lies a difficulty between generic and specific development standards.**
- **Good definitions of each architectural style should be included.**
- **The Goleta Guidelines (pre-City incorporation) and Templeton Guidelines are good examples.**
- **A method for applicants to include different architectural styles in the guidelines should be delineated.**
- **Variation in height is important and should be encouraged.**
- **Contextual pictures should be an application submittal requirement.**
- **NBAR encouraged Planning and Development Staff to review the entire historic district, especially alleyways and setbacks.**
- **Some setbacks may be too restrictive and changing them would lead to the preservation of existing homes.**

2. 06BAR-00000-00062 Evergreen Re-Development **Orcutt**
03LUP-00000-00812 (Larry Appel, Planner) **Jurisdiction: Orcutt**

Request of Mike Peachey, architect for the owners, Daniel Ringstmeyer and Paul Prather, to consider Case No. 06BAR-00000-00062 for **discussion only of a re-development of the Evergreen Shopping Center of approximately 100,000 square feet.** The following structures currently exist on the parcel: Approximately 36,000 square feet of commercial property. The proposed project will require approximately less than 50 cubic yards of cut and approximately less than 50 cubic yards of fill. The property is a 5.5 acre parcel zoned C-2 and shown as Assessor's Parcel Number 109-200-12, 13, 15, 16, located at **3400 – 3550 Orcutt Road, Santa Maria, CA**, in the Orcutt area, Fourth Supervisorial District, North BAR District.

Project was a discussion item only, no action was taken. The following comments were made by the NBAR:

- **Consider the adjacent neighborhood and the “walkability.”**
- **Uniqueness in architecture is positive.**
- **Agricultural and industrial themes are appropriate.**

CONCEPTUAL REVIEW:

3. **05BAR-00000-00312 Conoco Philips Modification for Pole Sign Orcutt**
05LUP-00000-01319 (Jeanne Bozzano, Planner) **Jurisdiction: Signage & Orcutt**

Request of A & S Engineering, agent for the owners, Conoco Philips, to consider Case No.05BAR-00000-00312 for **further conceptual review of a modification to an existing pole sign**. 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 Orcutt area, Fourth Supervisorial District. (Continued from 1/27/06, 2/10/06, and 3/3/06 NBAR.)

ACTION: Ravatt moved, seconded by Hurley and carried by a vote of 5 to 0 to continue item 05BAR-00000-00312 to the meeting of April 14, 2006. See Agenda Status Report.

4. **06BAR-00000-00050 Hardisty Pool House Addition Orcutt**
06LUP-00000-00178 (Jeanne Bozzano, Planner) **Jurisdiction: Orcutt**

Request of Halsell Builders, agent for the owners, the Hardisty Family, to consider Case No. 06BAR-00000-00050 for **conceptual review/preliminary approval of a pool enclosure of approximately 1,273 square feet**. The following structures currently exist on the parcel: a 2,552 square foot single family dwelling with an attached 640 square foot garage. The proposed project will not require grading. The property is a 25,000 square foot parcel zoned DR-1.0 and shown as Assessor's Parcel Number 105-340-007, located at **541 Gazelle Way, Santa Maria, CA** in the Santa Maria area, Fourth Supervisorial District.

ACTION: Ravatt moved, seconded by Small and carried by a vote of 5 to 0 to grant preliminary approval of 06BAR-00000-00050. The project is to return for final review on Consent. The following comment was made by the NBAR:

- **Return with color boards and/or a statement added to the plans indicating that the colors are to "match existing."**

5. **05BAR-00000-00034 Cisneros Additions Santa Maria**
05DVP-00000-00007 (Brian Tetley, Planner) **Jurisdiction: Development Plan**

Request of Mr. Gil Rodriguez of PCR Design and Construction, agent for the land owner, Mr. Juan Cisneros of Better Cooling, to consider Case No. 05BAR-00000-00034 for **further conceptual review/preliminary approval of a proposed agricultural cooler addition of approximately 13,650 square feet, box storage warehouse of approximately 24,000 square feet and shade canopy of approximately 7,000 square feet**. The following structures currently exist on the parcel: a produce cooling facility of approximately 20,000 square feet. Proposed project grading will require approximately 766 cubic yards of cut and approximately 339 cubic yards of fill. The property is a 20 acre parcel zone U and shown as Assessor's Parcel Number 129-010-035, located at **2780 Telephone Road**, in the Santa Maria area, Fifth Supervisorial District. (Continued from 4/08/05 SBAR).

Project received conceptual review only. No action was taken. The project is to return for further conceptual/preliminary review after review by the Planning Commission. The following comments were made by the NBAR:

- **Bishop Pines will not be dense enough to screen.**
- **Consider adding a berm to the street side of the wall to help screen.**
- **Carry the screening further on the Telephone Road side if possible.**
- **Avocados would be in keeping with the agricultural uses of the area.**
- **Using multiple varieties of trees would attract more attention than an avocado orchard.**
- **An Avocado orchard would be more natural and would not have a frost problem in that area.**
- **If the NBAR had reviewed the original building, the colors used might have been different. Since the colors are existing, in order to mitigate for the color, NBAR supports the landscape screening techniques indicated.**

PRELIMINARY APPROVAL:

6. 06BAR-00000-00063 Old Mill Run Development Orcutt
06MPC-00000-00001 (Jeanne Bozzano, Planner) Jurisdiction: Development Plan

Request of Robert Baker, agent for Capital Pacific Homes, to consider Case No. 06BAR-00000-00063 (formerly 03BAR-00000-00352) for **further preliminary review of the Design Guidelines, building elevations, floor plans, and landscaping for Key Site 20, a development including 54 single family residences of approximately 2,200 square feet each and three duplex units 4,000 square feet each.** There are no structures on the parcel. The proposed project will require approximately 28,518 cubic yards of cut and approximately 12,336 cubic yards of fill. The property is a 19.28 (gross)/16.74 (net) acre parcel zoned DR3.3 and shown as Assessor's Parcel Number 105-020-046, located at **Old Mill Road and Blosser Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 1/9/04, 1/30/04 and 3/26/04 SBAR under 03BAR-00000-00352.)

Hurley moved, seconded by Ravatt and carried by a vote of 5 to 0 (Small recused himself from the project) to continue 06BAR-00000-00063 for further preliminary review. The following comments were made by the NBAR:

- **Return with house footprints shown in proposed orientations on the site plan.**
- **Show the setbacks to the eucalyptus windows.**
- **Homes backing on open space should have rear elevation treatments and details.**
- **Corner lots should have appropriate side treatments.**
- **Look at the site to determine if the type/style of home is appropriate; do not simply bring identical homes from the Providence Landing development.**
- **“Spanish Colonial” may not be appropriate at this site.**

FINAL APPROVAL:

7. 04BAR-00001-00016 Teixeira New Winery and Tasting Center Sisquoc
04DVP-00000-00004 (Gary Kaiser, Planner) Jurisdiction: Development Plan

Request of Tom B. Martinez, architect for the owners, Marvin and Paulette Teixeira, to consider Case No. 04BAR-00001-00016 for **revised final approval of a new winery of approximately 3,489 square feet and wine tasting and visitor center of approximately 2,692 square feet. The requested revisions are to change exterior siding and substitute roll-up doors for sliding doors.** The property is a 529 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 133-070-010, located at **9660 Foxen Canyon Road** in the Sisquoc area, Fifth Supervisorial District. (Continued from 2/13/04, 5/14/04, 7/09/04, 10/15/04, 12/17/04, & 7/29/05 BAR)

ACTION: Ravatt moved, seconded by Barry and carried by a vote of 5 to 0 (Small recused himself from the project) to grant Approval of the Revised Final of 04BAR-00000-00016, as presented.

There being no further business to come before the North Board of Architectural Review, Chair Ravatt moved, seconded by Barry, and carried by a vote of 5 to 0 (Small absent) to adjourn the meeting until 9:00 A.M. on Monday, April 14, 2006, in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 12:25 P.M.