

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: March 27, 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**
Gary Kaiser, **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 Small at 9:10 A.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
Ronald F. Bettencourt
Jared Hurley - Alternate
Gil V. Palacios - Alternate

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez - Board Assistant
Gary Kaiser - Supervising Planner, Development Review North
Dana Carmichael - Planner, Development Review North
Joyce Gerber - Planner, Development Review North
John Zorovich - Planner, Development Review North

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

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

III. MINUTES: Hurley moved, seconded by King and carried by a vote of 5 to 0 (Atkinson absent) to approve the Minutes of February 27, 2009, as revised.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

V. STAFF UPDATE: None.

VI. STANDARD AGENDA:

1. **09BAR-00000-00001 Ocean Beach Park Boardwalk Lompoc**
08DVP-00000-00038 (Mark Walter, Planner) **Jurisdiction: DVP**

Request of Juan Beltranena, for Santa Barbara County Parks Department, to consider Case No. 09BAR-00000-00001 for **preliminary/final approval of a new elevated boardwalk and gazebo of approximately 1,673 square feet.** The following structure currently exists on the parcel: a restroom of approximately 375 square feet. The proposed project will not require grading. The property is a 38.22 acre foot parcel zoned REC and shown as Assessor's Parcel Number 095-040-001, located at **Ocean Beach Park** in the Lompoc area, Third Supervisorial District. (Continued from 01/23/09)

NBAR COMMENTS:

- **Parking lot should be reviewed to accommodate parking lot movements.**
- **Revise plans for consistency.**

ACTION: King moved, seconded by Ravatt, and carried by a vote of 5 to 0 to grant **preliminary approval of 09BAR-00000-00001. Applicant may submit for final approval on consent.**

2. **07BAR-00000-00353 Donovan New Residence & Covered Porch Santa Maria**
07LUP-00000-00913 (Joyce Gerber, Planner) **Jurisdiction: Ridgeline Rural**

Request of Mike and Angela Donovan, owners, to consider Case No. 07BAR-00000-00353 for **preliminary approval of new residence, including a main level of approximately 2,304 square feet, lower level of approximately 744 square feet, cellar of approximately 551 square feet, and covered porch of approximately 1,487 square feet.** There are no structures currently in existence on the parcel. The proposed project will require approximately 3,120 cubic yards of cut and approximately 2,350 cubic yards of fill. The property is a 1.27 acre parcel zoned AG-1-40 and shown as Assessor's Parcel Number 129-260-009, located at **4501 Tepusque Road**, in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08, 04/04/08, 04/25/08, 06/06/08, and 07/18/08)

NBAR COMMENTS:

- **Height limit exemption may be warranted but engineered certification is required.**

Project received further conceptual review only. No action taken.

3. **07BAR-00000-00330 Splash N Dash Carwash Orcutt**
07DVP-00000-00033 (Dana Carmichael, 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 **preliminary/final approval 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. (Continued from 01/11/08, 05/16/08, and 06/06/08)

NBAR COMMENTS:

- **BAR approved color/material board. Color/material board given back to applicant/agent.**

ACTION: Ravatt moved, seconded by King, and carried by a vote of 5 to 0 to grant preliminary/final approval of 07BAR-00000-00330.

4. **07BAR-00000-00331** **Splash N Dash Carwash Signage** **Orcutt**
07DVP-00000-00033 (Dana Carmichael, Planner) **Jurisdiction: Sign**
07CUP-00000-00091

Request of George Garcia, agent for the owner, Mark Betts, to consider Case No. 07BAR-00000-00331 for **preliminary/final approval 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. (Continued from 01/11/08 and 04/25/08)

NBAR COMMENTS:

- **Monument sign details need to depict construction details for sign base, width of sign, and elevations of pad.**
- **Building and tank signs look fine.**
- **Applicant should consider re-visiting sign coloring for better color contrasting on tank sign.**
- **NBAR recommends applicant reviews plant materials and monument sign compatibility.**

ACTION: King moved, seconded by Atkinson, and carried by a vote of 5 to 0 to grant preliminary approval of 07BAR-00000-00331. Applicant may submit for final approval on consent.

5. **09BAR-00000-00033** **Sweeney Canyon Winery** **Lompoc**
09DVP-00000-00005 (Dana Carmichael, Planner) **Jurisdiction: DVP**

Request of Shelly Ingram, agent for the owners, Sweeney Canyon, LLC, to consider Case No. 09BAR-00000-00033 for **conceptual review of a winery consisting of building A of approximately 10,000 square feet and building B of approximately 11,500 square feet, for a total of approximately 21,500 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,300 square feet, a storage barn of approximately 2,400 square feet, and a barn(not part of the winery development) of approximately 3,042 square feet. The proposed project will require approximately 6,545 cubic yards of cut and approximately 1,556 cubic yards of fill. The property is a 9.68 acre parcel zoned 40-AG and shown as Assessor's Parcel Number 099-150-063, located at **2050 Sweeney Road** in the Lompoc area, Fourth Supervisorial District.

NBAR COMMENTS:

- **Project looks good.**
- **Applicant needs to show how new and old colors and materials will relate to one another and integrate to a unified theme for the facility.**

Project received conceptual review only. No action taken. Applicant may return for preliminary/final approval.

6. **07BAR-00000-00258** **St. Louis de Montfort Church** **Orcutt**
07DVP-00000-00026 (Joyce Gerber, Planner) **Jurisdiction: Orcutt**

Request of Urban Planning Concepts and Halsell Builder, Inc., agents for the owners, St. Louis de Montfort Parish, to consider Case No. 07BAR-00000-00258 for **preliminary approval of a master plan build out to include a classroom building, multipurpose room, and addition to the main hall for a total of 15,807 square feet.** The following structures currently exist on the parcel: sanctuary, rectory, main hall, and four modular classrooms for a total approximate amount of 37,019 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 6.12 acre parcel zoned PI and shown as Assessor's Parcel Number 103-020-044, 103-020-071, and 103-020-072 located at **5075 Harp Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 10/12/07, 12/12/08, 01/23/09, and 02/27/09)

NBAR COMMENTS:

- Applicant should consider eliminating tower structure or reducing the height of that element.
- Option B2 is approved for preliminary.
- Show rain gutters at final.

ACTION: King moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Small recused) to grant preliminary approval of 07BAR-00000-00258. Applicant may submit for final approval.

7. 09BAR-00000-00042 Rice Ranch-TM 14,430 Pine Creek and The Oaks Orcutt
TM 14,430 (John Zorovich, Planner) Jurisdiction: Development Plan

Request of Laurie Tamura, agent for Rice Ranch Ventures, LLC, to consider Case No. 09BAR-00000-00042 for **revised final approval to make minor modifications to previously BAR approved elements for homes at the Oaks and Pine Creek Neighborhoods in the Rice Ranch Development. Revisions include: a) ability to use Plans 1, 2, and 3 in the Pine Creek Neighborhood; b) adding a three-car garage option to Plan 3; c) provide a smaller home option for the Craftsman and Farmhouse style residences; and d) use of siding as a decorative feature on home facades instead of wrapped around the entire home.** The proposed project will not require changes to the previously approved grading. The project is located in the Rice Ranch Specific Plan Area (Pine Creek and The Oaks neighborhoods) on parcels zoned PRD and shown as Assessor's Parcel Numbers 101-420-001 and 101-460-013, in the Orcutt area, Fourth Supervisorial District.

NBAR COMMENTS:

- Return for final on consent for revised elevations, with side and rear elevations for both the third car garage and reduced wood siding options.
- Return for preliminary/final for Plan 10, with new case number.

ACTION: King moved, seconded by Ravatt, and carried by a vote of 5 to 0 to continued revised final approval of 09BAR-00000-00042. Applicant may submit for final approval on consent.

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 to adjourn the meeting until 9:00 A.M. on Friday, April 24, 2009 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 12:05 P.M.

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