



# COUNTY OF SANTA BARBARA

**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: April 6, 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, **Chair**  
Yesenia Valero, **NBAR Secretary**  
John Zorovich, **Planner III**

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

**BOARD MEMBERS ABSENT:** Jared Hurley

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** None

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** No changes to the agenda.

**III. MINUTES:** Small moved, seconded by Atkinson and carried by a vote of 3 to 0 to 1 (Hurley absent, Barry abstained) to approve the Minutes of March 16, 2007.

**IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** Hearing Support staff will clarify what attendance forms are needed for BAR members.

**V. STAFF UPDATE:** None

**VI. STANDARD AGENDA:**

**1. 07BAR-00000-00020 Smith New Residence Orcutt**  
**07LUP-00000-00055 (Joyce Gerber, Planner) Jurisdiction: OT**

**Request of Linden Shimizu, agent for the owner, Russell Smith, to consider Case No. 07BAR-00000-00020 for final approval of a new residence of approximately 884 square**

feet. The following structure 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 and 3/16/07)

**ACTION:** Small moved seconded by Barry and carried by a vote of 4 to 0 to 1 (Atkinson abstained, Hurley absent) to grant final approval of 07BAR-00000-00020. The following comments were made:

**NBAR COMMENTS:**

- Need architectural details of window jams, sills, porch overhang, and hand rails.
- Remove architectural from title block.
- Applicant to return for final approval on consent.

2. 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 05/05/06 5/26/06 and 2/02/07)

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

**NBAR COMMENTS:**

- Columns located by entrance should have wider appearance.
- Consider flatter arches above doorways and garage doors.
- Need architectural details.
- Consider alternative vent configuration where 3 vents shown.
- Color scheme is acceptable.
- Show light fixtures on elevations.
- Verify that setbacks are properly shown on plans.
- Raised garden bedding details are acceptable.
- Consider an alternative decorative exterior lighting pole and base.
- Need exterior lighting plan with details and schedule of fixtures.
- Vehicle turnarounds need to be depicted consistently within plan set.
- Review of landscape plan was deferred to the next meeting.
- Continue to return for final approval on April 27, 2007.

3. 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 **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 2/2/07 and 3/16/07)

**ACTION: Small moved, seconded by Barry and carried by a vote of 5 to 0 (Hurley absent) to grant preliminary/ final approval of 06BAR-00000-00199. The following comments were made:**

**NBAR COMMENTS:**

- **Show landscaping in front of adjusted fence line.**
- **Revised color board is acceptable.**
- **Split level yards are much better than previous design.**
- **Provide fence plan with detail.**
- **Applicant to resubmit for final approval on consent on April 27, 2007**

**4. 07BAR-00000-00043 Stonegate Orcutt Ventures Orcutt**  
**TM 14481 (John Zorovich, Planner) Jurisdiction: Orcutt**

Request of Laurie Tamura, agent for the owners, Stonegate Orcutt Ventures, LLC, to consider Case No. 07BAR-00000-00043 for **conceptual review and preliminary/final approval of the modification to conditions request to provide wood fencing instead of masonry.** There are no structures currently on the parcel. The proposed project will not require grading. The property is a 7.91 acre 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.

**ACTION: Barry moved, seconded by Ravatt and carried by a vote of 4 to 0 (Small recused, Hurley absent) to grant final approval on the use of Trex as interior fences.**

**Barry moved, seconded by Ravatt and carried by a vote of 4 to 0 (Small recused, Hurley absent) to grant final approval on the use of Redirock for retaining and perimeter walls along Rice Ranch Road.**

**Barry moved, seconded by Ravatt and carried by a vote of 4 to 0 (Small recused, Hurley absent) to grant final approval on the use of Precision block for exterior perimeter wall facing school site and northern property line. The following comments were made:**

**NBAR COMMENTS:**

- **Walls provide a nice appearance.**
- **Architectural appearance of proposed walls fits neighborhood character.**
- **Return for final approval with color scheme of Redi Rock.**
- **Perimeter wall facing school shall be smooth. All other areas of the perimeter wall shall be split faced.**

**5. 07BAR-00000-00032 Rice Ranch New Development Orcutt**  
**TM 14,430 (John Zorovich, Planner) Jurisdiction: Development Plan**

Request of Sylvia Gonzales and Laurie Tamura, agents for Rice Ranch Ventures, LLC, to consider Case No. 07BAR-00000-00032 for **conceptual review: 1) architectural plans for the multi-family units consisting of four different models (Models A, B, C, and D) ranging in size from approximately 1,224 square feet to approximately 1,486 square feet.** There are

currently no structures on the parcel. The proposed project will require approximately 536,282 (2 neighborhoods & basin) cubic yards of cut and approximately 501,590 cubic yards of fill. The property is a 105.52 acre parcel zoned PRD and shown as Assessor's Parcel Numbers 101-390-003 and 004, located in the Rice Ranch Specific Plan Area (Pine Creek and The Oaks neighborhoods) in the Orcutt area, Fourth Supervisorial District.. (Continued from 2/23/07)

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

**NBAR COMMENTS:**

- **Need to consider storage for trash cans within garages.**
- **Consider using common green space areas as an informal play/gathering area.**
- **Like window proportions.**
- **Study dog leg design in relation to massing and window placement.**
- **Like materials and shapes.**
- **Consider less material.**
- **Create more porch like spaces on ground level.**
- **Consider unpainted galvanized finish.**
- **Consider using permeable paving in motor court area. Also the spacing motor court area should allow vehicle to turnaround.**
- **Study railing design.**

**6. 07BAR-00000-00042 Van Veen Mixed Use Building Orcutt**  
(No Planner assigned) **Jurisdiction: Orcutt**

Request of Cebulla Associates, agent for the owner, Berto Van Veen, to consider Case No. 07BAR-00000-00042 for **conceptual review of a mixed use building of approximately 8,601 square feet.** There are no structures currently on the parcel. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned OT-R-14-GC and shown as Assessor's Parcel Number 105-101-005, located at the corner of **Pacific and Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

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

**NBAR COMMENTS:**

- **Liked appearance of proposed structures; very attractive.**
- **Ensure that proposed parking is consistent with ordinance and standards.**
- **Compare proposed bulb out with current county streetscape plan for Old Town Orcutt.**

*There being no further business to come before the North Board of Architectural Review, Board Member Small moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Hurley absent) to adjourn the meeting until 9:00 A.M. on Friday, April 27, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 12:35 P.M.