



# COUNTY OF SANTA BARBARA

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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of April 14, 2006**

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

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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**

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The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by Chair Ravatt at 9:05 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

**COMMITTEE MEMBERS PRESENT:**

Greg Ravatt - Chair  
Jared Hurley - Vice-Chair  
James King - Vice Chair  
Kevin J. Small  
Dominick Roger Barry  
Barbara Walsh - NBAR Secretary  
Adam Baughman - Planner III

**COMMITTEE MEMBERS ABSENT:** Craig Atkinson.

**REPORTERS:** None.

**NUMBER OF INTERESTED PERSONS:** Approximately 5.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None.

**II. AGENDA STATUS REPORT:** Moved by Ravatt, seconded by Hurley, and carried by a vote of 5 to 0 (Atkinson absent) to adopt the following changes to the agenda:

**Item No. 2, Old Mill Run Development: Continue to the May 5, 2006 meeting.**

**Item No. 7, Conoco: Drop from the Agenda.**

**III. MINUTES:** Ravatt moved, seconded by Hurley, and carried by a vote of 5 to 0 (Atkinson absent) to approve the Minutes of March 24, 2006.

**IV. CONSENT AGENDA:**

**C-1. 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 **final 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. (Continued from March 24, 2006 NBAR.)

**ACTION: Ravatt moved, seconded by Hurley, and carried by a vote of 5 to 0 to grant final approval on consent of 06BAR-00000-00050.**

**V. NBAR MEMBERS INFORMATIONAL BRIEFINGS:**

The NBAR commended the Old Town Orcutt Board of Architectural Review for their many years of service to the community and expressed gratitude for their trust in the newly formed NBAR.

Board member Hurley stated that the Evergreen project is a positive development and requested staff to notify the owner of Spencer's Market of upcoming meetings regarding the project.

Chair Ravatt disclosed a possible conflict of interest that he might have on the Old Mill Run project because the owners of the project, Capital Pacific Homes (CPH) hired him to do work on the Providence Landing project. However, he does not believe it is a conflict of interest since he has no involvement in the Old Mill Run project and does not stand to gain financially. The NBAR is still waiting on concurrence from County Counsel.

Chair Ravatt stated his concern that there is not sufficient landscaping review if the landscape architect on the Board has to step down and suggested staff look into an additional alternate landscape architect to be part of the NBAR.

Board member Hurley stated he will be absent from NBAR meetings from mid-June, 2006 through September, 2006.

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

**DISCUSSION ITEM:**

**1.                      Adopted Height Calculation Methodology – Noel Langle**

Noel Langle, Santa Barbara County Planning & Development, reviewed and discussed the newly adopted height calculation methodology.

**Discussion item only. No action taken. The following comments and/or questions were made by the NBAR:**

- Asked if rafters count as an architectural appendage. Mr. Langle answered that they are included in the height calculation as part of the roof support structure.
- Asked if overhang counts as part of the structure. Mr. Langle answered yes to this question.
- Stated the understanding that the height limit creates a topographic envelope sixteen feet above natural grade.
- Review Boards will have to trust the architect in some places regarding the calculations and will need to depend on extremely accurate topography.

2. 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, lighting 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 and 3/24/06 NBAR under 06BAR-00063.)

**ACTION:** Ravatt moved, seconded by Hurley, and carried by a vote of 5 to 0 (Atkinson absent) to continue 06BAR-00000-00063 to the meeting of May 5, 2006. *See Agenda Status Report.*

3. 06BAR-00000-00038 White Office Addition Santa Maria  
06LUP-00000-00110 (Jeanne Bozzano, Planner) Jurisdiction: Old Town

Request of Aimee Cunningham, Agent for Dr. Teri White, to consider Case No. 06BAR-00000-00038 for **preliminary approval to convert and remodel an existing 1,276 square foot residence to a new office and add 1,272 square feet of additional office space.** The following structures currently exist on the parcel: a 1,276 square foot residence, a garage approximately 150 square feet, and a shed approximately 60 square feet. The proposed project will not require grading. The property is a .18 acre parcel zoned R-GC and shown as Assessor's Parcel Number 105-060-007, located at **255 Clark Avenue**, in the Orcutt area, Fourth Supervisorial District. (Continued from 3/3/06 NBAR.)

**ACTION:** King moved, seconded by Small, and carried by a vote of 4-0-1 (Atkinson absent, Ravatt recused) to continue 06BAR-00000-00038 for further preliminary review/final approval. The following comments and conditions were made by the NBAR:

- Resolve the roof hips on the southwest and southeast corners.
- Setback the structure on the street side ten feet as required by the Ordinance.
- Re-examine the cost effectiveness of a separate water meter for landscaping.
- Return with a roof plan.

4. **05BAR-00000-00030** **Simonsen 5 Home Development Plan** **Orcutt**  
**04DVP-00000-00004** **2<sup>nd</sup> Phase Hummel Village** **Jurisdiction: Development Plan**  
(John Zorovich, Planner)

Request of Simonsen and Associates Inc. agent for the owner, Joan Simonsen, to consider Case No. 05BAR-00000-00030 for **conceptual review/preliminary approval of a development plan for 5 new homes of approximately 4,200 square feet each. (Second phase of Hummel Village.)** The following structures currently exist on the parcel: a 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. 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 SBAR.)

**Project received conceptual review only. No action was taken. The applicant is to return to the May 5, 2006 meeting for further conceptual review/preliminary approval. The following comments were made by the NBAR:**

- **Review how the buildings address the public view on Hummel Drive.**
- **NBAR supports comments made by the County BAR on 3/11/05.**

5. **06BAR-00000-00069** **Ponto Development** **Old Orcutt**  
**06DVP-00000-00001** (Frances Romero, Planner) **Jurisdiction: DVP**

Request of Tom B. Martinez, architect for Dr. Tom Ponto, Owner, to consider Case No. 06BAR-00000-00069 for **conceptual review/preliminary approval of a 5 unit apartment complex of approximately 8,145 square feet of residential development and approximately 2,202 of commercial development.** The following structures currently exist on the parcel: a 2,000 square foot dental office. The proposed project will require approximately 10 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 23,978 square foot parcel zoned OTR14GC and shown as Assessor's Parcel Number 105-073-019, located at **112 Park Avenue**, in the Orcutt area, Fourth Supervisorial District.

**Project received conceptual review only. No action was taken. The applicant is to return for further conceptual review/preliminary approval. The following comments were made by the NBAR:**

- **Review the newly adopted Orcutt Design Guidelines.**
- **Look to "Western Oil Town" character or craftsman.**
- **An underground storm drain pipe may be located beneath the proposed development.**
- **Consider the types of potential commercial uses which may direct your design (ex. larger windows for retail, etc.)**
- **Consider separating the commercial and residential buildings and shifting the residential portion further east to open a private space for residential amenities between the two structures.**
- **Consider combining the parking areas of the existing dentist office and the future development for better circulation.**
- **Consider removing access road on eastern portion to allow for more room.**
- **Return with roof plan.**

**6. 06BAR-00000-00082 Lopez New Residence Orcutt**  
**Jurisdiction: Orcutt**

Request of Kathy Bognuda, agent for the owner, Angel Lopez, to consider Case No. 06BAR-00000-00082 for **conceptual review of a new residence and secondary unit with an approximately 1887 square foot main living space, a second unit of approximately 845 square feet, a garage of approximately 845 square feet, a porch of approximately 381 square feet and a balcony of approximately 140 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 242 cubic yards of cut and approximately 242 cubic yards of fill. The property is a 6,883 square foot parcel zoned OTR-14/GC and shown as Assessor's Parcel Number 105-095-004, located at **225 Pacific Street** in the Orcutt area, Fourth Supervisorial District.

**Project received conceptual review only. No action was taken. The applicant is to return for further conceptual review/preliminary approval. The following comments were made by the NBAR:**

- **Further define architectural style. It appears to be colonial revival.**
- **Add more detail to plans (gutters, soffits, etc.)**
- **Restudy the pitch of roof over porch.**
- **Consider future expansion potential. May want to move residence closer to street to allow for expansion in the rear.**
- **NBAR strongly supports County staff revisiting the required setbacks in the OT zone district. 10-ft sideyard setbacks on a 50-ft wide lot is too restrictive.**
- **Suggest looking into a variance or modification request (check with planner once LUP has been submitted).**

**7. 05BAR-00000-00312 Conoco Philips Modification for Pole Sign Santa Maria**  
**05LUP-00000-01319 (Jeanne Bozzano, Planner) Jurisdiction: Signage**

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, 3/03/06, and 3/24/06 NBAR.)

**ACTION: Ravatt moved, seconded by Hurley and carried by a vote of 5 to 0 (Atkinson absent) to drop 05BAR-00000-00312 from the agenda. See Agenda Status Report.**

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

Meeting adjourned at 12:15 P.M.