

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: April 22, 2011**

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

Craig Lewis Atkinson
James King, **Vice-Chair**
Greg Ravatt
Kevin J. Small, **Chair**
Edwin F. Schuler

Jared Hurley, **Alternate**
Gil V. Palacios, **Alternate**
Zoraida Abresch, **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, Kevin Small, at 9:03 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Craig Lewis Atkinson
James King - Vice Chair
Gregg Ravatt
Edwin F. Schuler
Kevin J. Small - Chair
Gil V. Palacios - Alternate

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez - Board Assistant Specialist
Zoraida Abresch - Supervising Planner, Development Review North

BOARD MEMBERS ABSENT:

Jared Hurley - Alternate

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** None.
- II. AGENDA STATUS REPORT:** No changes made to the agenda.
- III. MINUTES:** Schuler moved, seconded by King and carried by a vote of 3 to 0 (Atkinson, Ravatt, and Palacios abstained) (Hurley absent) to approve the Minutes of March 25, 2011, as revised.
- IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.
- V. STAFF UPDATE:**
Zoraida Abresch announced that the NBAR meeting of May 24, 2011 has been rescheduled to May 20, 2011. Also future planner memos submitted include a section specifying what the

planer would like the BAR to comment on.

VI. STANDARD AGENDA:

**1. 11BAR-00000-00021 T-Mobile at Gloria Dei Lutheran Church #SV12300A Orcutt
10CUP-00000-00032 (Nicole Lieu, Planner) **Jurisdiction: Planning Commission –Telecom****

Request of Charles Dunn, agent for the applicant, T-Mobile, to consider Case No. 11BAR-00000-00021 for **further conceptual review of a telecommunications facility consisting of a 50 foot tall “monopine” antenna support structure with twelve (12) 6-foot panel antennas in 4 sectors with 3 antennas per sector. The antennas are directional and would be mounted within the faux tree branch radius with a proposed height of 42 feet. The proposal includes a 198 square foot equipment compound and a backup emergency generator located within a 700 square-foot lease area.** The following structures currently exist on the parcel: a church/parish building of approximately 6,100 square feet. The proposed project will not require grading. The property is a 2.96 acre parcel zoned DR-6 and shown as Assessor’s Parcel 107-250-015 located at **4380 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 03/25/11)

NBAR COMMENTS:

- **Consider subtle refined detailing changes to break up large vertical mass of tower.**
- **Consider adding transition point at the top of tower.**
- **NBAR consensus that cupula is better than faux tree.**

Project received further conceptual review only. No action taken. Ravatt recused. Hurley absent. Applicant may return for preliminary approval.

**2. 11BAR-00000-00034 Ferguson Single Family Dwelling Grading Revision Orcutt
10LUP-00000-00063 (Analise Merlo, Planner) **Jurisdiction: DVP****

Request of Pete Newman, agent for the owners, Kate and Homer Ferguson, to consider Case No. 11BAR-00000-00034 for **revised final approval of approved colors to a new residence of approximately 2,759 square feet with an attached garage of approximately 841 square feet and a porch of approximately 53 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,759 square feet with an attached garage of approximately 841 square feet and a porch of approximately 53 square feet. The proposed project not will require grading. The property is a 10,000 square foot parcel zoned DR3.3 and shown as Assessor’s Parcel Number 105-400-002, located at **1142 Old Mill Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 10/23/09 and 03/26/10)

NBAR COMMENT:

- **NBAR approved color/material board.**

ACTION: Palacios moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Small recused) (Hurley absent) to grant revised final approval of 11BAR-00000-00034.

**3. 11BAR-00000-00039 VanVeen Restaurant/Commercial Building Orcutt
10LUP-00000-00461 (Dana Carmichael, Planner) **Jurisdiction: Old Town Orcutt****

Request of Berto VanVeen, agent for the owner, 300 Clark Partners, LLC, to consider Case No. 11BAR-00000-00039 for **revised final approval of a Restaurant/Commercial Building of approximately 9,547 square feet.** No structures currently exist on the parcel. The proposed project will require grading of approximately 40 cubic yards of cut and fill. The property is a

7,000 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel 105-101-012 located at **300 Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

NBAR COMMENTS:

- **Revise plans to call out colors (color key).**
- **Bring revised photo showing colors and revised color board depicting correct color.**
- **Provide a more accurate detail of colors on elevations.**

No action taken. Hurley absent. Applicant may return for revised final approval.

4. **Broadway and Union Mercantile**
11BAR-00000-00027 Commercial Building and New Facade Orcutt
11LUP-00000-00076 (Dana Carmichael, Planner) Jurisdiction: Old Town Orcutt

Request of Greg Ravatt, architect for the owner, Broadway & Union Mercantile, LLC, to consider Case No. 11BAR-00000-00027 for **further conceptual review of a two story commercial structure of approximately 6,722 square feet and a façade of an existing building of approximately 6,586 square feet.** The following structure currently exists on the parcel: a building of approximately 6,586 square feet. The proposed project will not require grading. The property is a 0.34 acre parcel zoned PI and shown as Assessor's Parcel 105-092-017 located at **154 Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 03/25/11)

NBAR COMMENT:

- **Look at treatment of brick along top of arched window.**
- **Study effects of large south fencing arched window.**
- **Union Mercantile sign needs work.**
- **Union Street elevation needs to be studied further.**
- **Consider making fence on Union taller or add lighting to alley way.**
- **Consider bulb out.**

Project received conceptual review only. No action taken. Ravatt recused. Hurley absent. Applicant may return for preliminary approval.

There being no further business to come before the North Board of Architectural Review, Board Member Hurley moved, seconded by Small, and carried by a vote of 5 to 0 (Atkinson and Palacios absent) to adjourn the meeting until 9:00 A.M. on Friday, May 20, 2011 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 10:36 A.M.