



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: April 27, 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**
Sandy Devine, **Alternate**

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 9:10 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 and Craig Atkinson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

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

III. MINUTES: Small moved, seconded by King and carried by a vote of 4 to 0 (Hurley, Atkinson absent) to approve the Minutes of April 6, 2007 as revised.

IV. CONSENT AGENDA:

C-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 on consent of a new residence of approximately 884 square feet**. The following structure currently exists 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 3/16/07, and 4/06/07)

ACTION: Small moved, seconded by Ravatt and carried by a vote of 4 to 0 (Hurley, Atkinson, absent) to grant final approval on consent of 07BAR-00000-00020 as presented.

C-2. 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 **final approval on consent 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, 3/16/07 and 4/6/07)

ACTION: Small moved, seconded by Ravatt and carried by a vote of 4 to 0 (Hurley, Atkinson, absent) to grant final approval on consent of 06BAR-00000-00199 as presented.

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS: None

VI. STAFF UPDATE: None

VII. STANDARD AGENDA:

1. 05BAR-00000-00030 2nd 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-00000-00030 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, 2/02/07, and 4/6/07)

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

NBAR COMMENTS:

- Need a **Lighting Plan** that depicts location of light poles and a schedule of the light fixtures. Lighting Plan need to include details of all light fixtures and proposed light pole.
- Need architectural details (i.e., post, railing, windows, etc.)
- Columns and windows may need to be spaced further apart for ADA requirements for building access.
- Column size is acceptable.
- Sheet L-3 is missing information and notes on the bottom of the page.

- **Plant quantities shown and listed on landscape plan are confusing and need to be clarified.**
- **Patios and walkways need to be more clearly depicted on landscape plans.**
- **Need details of site amenities (bbq, bench, light pole, etc) shown on plans.**
- **Tree mitigation plan should be revised to show only the mitigation trees.**
- **Landscape plan needs to be revised to clarify the random plant quantity numbers depicted throughout the plan.**
- **Symbols on landscape plan are difficult to read due to small scale of plan. Please print out a larger scale of the plan.**
- **Building #1 should be rotated to its previous location so that buildings are off set from each other.**
- **Consider shifting building #3 closer to the southern property line to make more room for building #1.**
- **Reconsider the location of the porch on building #2. To provide more space for building #1, it may be advantageous to relocate the porch in the front of building #2 instead of on the side.**

2. 06BAR-00000-00271 Lebard Commercial Development Orcutt
06LUP-00000-00982 (Dana Carmichael, Planner) Jurisdiction: Commercial

Request of William De Leenher, designer for the owner, Steve LeBard, to consider Case No. 06BAR-00000-00271 **for final approval for construction of two retail commercial buildings consisting of 7,771 square feet and grading consisting of 650 cubic yard of cut, 1,200 cubic yard of fill and importation of 550 cubic yards.** Public improvements to include sidewalks, curbs and gutters, a mural, 20 parking spaces, a median separating the parking area from the street, container plants, street trees, western style fencing, and landscaping. The property is a 1.25 acre parcel zoned OT-GC and shown as Assessor's Parcel Number 105-020-041, located at the corner of **Clark Avenue and Foxenwood Lane** in the Orcutt area, Fourth Supervisorial District. (Continued from 11/17/06 and 12/8/06)

ACTION: Ravatt moved, seconded by Small and carried by a vote of 4 to 0 (Hurley, Atkinson, absent) to grant final approval of 06BAR-00000-00271 as presented.

NBAR COMMENTS:

- **Irrigation lines need to be added to the planters.**
- **Due to high quality of architectural design, the BAR finds that landscape screening along the eastern property line is unnecessary.**

3. 07BAR-00000-00073 McCalip Family Trust Old Orcutt
(No planner assigned) Jurisdiction:N/A

Request of Kenneth McCalip, owner, of the McCalip Family Trust, to consider Case No. 07BAR-00000-00073 **for conceptual review of a commercial building of approximately 4,320 square feet.** There are no structures currently on the parcel. The proposed project will not require grading. The property is a 8,380 square foot parcel zoned OT-R-14-GC and shown as Assessor's Parcel Number 105-082-021, located at **525 East Clark Avenue** in the Old Orcutt area, Fourth Supervisorial District.

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

NBAR COMMENTS:

- **Consider relocating the mechanical equipment to the rooftop.**
- **Clarify whether spiral staircase can be used as a fire exit.**

There being no further business to come before the North Board of Architectural Review, Board Member Small moved, seconded by Ravatt, and carried by a vote of 4 to 0 (Hurley, Atkinson absent) to adjourn the meeting until 9:00 A.M. on Friday, May 18, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 11:40 A.M.

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