



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: May 5, 2006**

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

Craig Lewis Atkinson, **Alternate**
Dominick Roger Barry
Jared Hurley, **Vice-Chair**
James King, **Vice Chair**

Kevin J. Small
Greg Ravatt, **Chair**
Adam Baughman, **Planner III**
Barbara Walsh, **NBAR Secretary**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Ravatt at 9:07A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Gregg Ravatt - Chair
Jared Hurley - Vice-Chair
James King - Vice Chair
Kevin J. Small
Craig Lewis Atkinson - Alternate
Barbara Walsh - NBAR Secretary
Adam Baughman - Planner III

BOARD MEMBERS ABSENT: Dominick Roger Barry.

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 5.

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS:** Donald Simonsen, resident of the existing Hummel Village project in Orcutt and neighbor of the proposed Phase II of the project, submitted a letter and voiced his concerns regarding the need for caregiver units within the dwellings for safety reasons. John Zorovich, Hummel Village Phase II County Planner, was in attendance and suggested that this issue is a planning issue rather than an issue within the purview of the NBAR.
- II. AGENDA STATUS REPORT:** Chair Ravatt moved, seconded by Hurley, and carried by a vote of 5 to 0 (Barry absent) to adopt the following change to the agenda:

Item No. 1 – Old Mill – Drop from the agenda.
- III. MINUTES:** Ravatt moved, seconded by Hurley, and carried by a vote of 4 to 0 to 1 (Barry absent, Atkinson abstained) to approve the Minutes of April 14, 2006 with no corrections.

1. 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 approval 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 of approximately 4,000 square feet each.** There are currently 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 County BAR under 03BAR-00000-00352 and 3/24/06 NBAR under 06BAR-00000-00063.)

ACTION: Ravatt moved, seconded by Hurley, and carried by a vote of 5 to 0 (Barry absent) to drop item 06BAR-00000-00063 from the agenda. *See Agenda Status Report.*

2. 05BAR-00000-00284 Harp Springs Subdivision Project Orcutt
05CUP-00000-00078 (John Zorovich, Planner) Jurisdiction: Development Plan
TM 14,478

Request of Capital Pacific Homes/KTGY, agent and architect for MLB HS 44, LLC, to consider Case No. 05BAR-00000-00284 for **conceptual review/preliminary approval of the Harp Springs Subdivision Project consisting of six different two-story house plans ranging in size from 2,357 square feet to 2,985 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 60,000 cubic yards of cut and approximately 30,000 cubic yards of fill. The property is a 20.43 acre parcel zoned PRD and shown as Assessor's Parcel Number 103-200-026, located at **the terminus of Harp Road** in the Orcutt area, Fourth Supervisorial District.

ACTION: Ravatt moved, seconded by Atkinson, and carried by a vote of 4 to 0 to 1 (Barry absent, Small recused himself) to continue item 05BAR-00000-00284 for further conceptual review /preliminary approval with the following comments:

GENERAL COMMENTS:

- **Depict how slopes and fences meet the sides of the proposed homes.**
- **Materials will need to be wrapped around the sides of the structures.**
- **Give attention to the rear elevations because this is where occupants spend most of their time. Additionally, given the fairly steep topography, the rear elevations will be readily visible from homes behind.**
- **In general, it appears that too many architectural details/treatments are included in the front elevations, which could be reduced and spread more evenly on the rear/side elevations for the same cost.**
- **The Harp Springs Design Guidelines were meant to be flexible. Applicant may want to consider fewer styles than have been proposed.**
- **Plan for three trash can locations on sideyards.**
- **Consider adding space for storage sheds since homes are on slopes.**
- **Return with colored elevations and samples of stone at the next review.**
- **Show how the detached offices/garages work with the landscaping and the rest of the structure.**

PLAN 2 'C'

- This elevation does not seem to fit with the others.
- There are too many elements to the front elevation.
- It is named California Ranch but it is more Spanish Colonial. California Ranch is much more simplistic and clean.

PLAN 3 'A'

- The rafters are exposed on one side but not the other; revise for consistency.

PLAN 5 'C'

- Shutters on the front are too large, revise or remove.
- Reconsider using a different venting style.

PLAN 6 'B'

- Chimney looks awkward not reaching the ground. Consider revising/removing brick treatment and utilizing elsewhere.

3. **05BAR-00000-00030** **Simonsen Five Home Development Plan** **Orcutt**
04DVP-00000-00004 **2nd 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-00000-0030 for **further conceptual review/preliminary 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: 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 County BAR and 04/14/06 NBAR.)

ACTION: Ravatt moved, seconded by Hurley, and carried by a vote of 5 to 0 (Barry absent) to continue item 05BAR-00000-00030 for further conceptual review /preliminary approval with the following comments:

- Consider pushing the turnaround further out into the no-build area to allow for more room in front of Building 5 (if allowed by no-build development standards).
- Turning radii into garages may be too tight. Ensure that the distances/radii meet at least the minimum requirement.
- The Canary Island Pine(s) on the Landscaping Plans may be too close to the structures and may be problematic. This species of tree is known for surface rooting, which may be damaging to the buildings in the future.
- Increase the density of tree plantings along the southern side of the property.
- Consider options to skew buildings at rear of property. Buildings, while offset somewhat, are still lined up in a monotonous row.
- Add outdoor spaces for gatherings, and include more useable outdoor spaces around buildings (in addition to the communal garden located in the no-build area).

- **Address the previous BAR comment to “Use various paving materials.”**
- **A loop road concept may be more appropriate.**
- **Hummel Drive elevation of buildings needs more architectural attention. Likewise, landscaping along Hummel Drive needs to be increased.**
- **Add shrubs to existing groundcover and trees.**

4. 06BAR-00000-00038 White Office Addition Orcutt
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 **further preliminary/final 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, garage of approximately 150 square feet, and shed of 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 and 4/14/06 NBAR.)

ACTION: Small moved, seconded by Atkinson, and carried by a vote of 4 to 0 to 1 (Barry absent, Ravatt recused himself) to grant preliminary approval of item 06BAR-00000-00038. The applicant is to return for final approval. The following comments and conditions were made:

- **Roof corners are still awkward and need to be resolved.**
- **Overhang on lower roofline will need to be twice as long to meet the overhang on the upper roofline.**
- **Extra pop-out on roof is not drawn correctly on roof plan.**
- **Article III requires measurement to interior of exterior walls (gross floor area). Using this method, the structure is below 2,400 square feet in size, and therefore, can provide the required parking.**

5. 06BAR-00000-00100 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. 06BAR-00000-00100 for **conceptual review of single family homes - seven separate models (new construction) of approximately 1,920 square feet to 2,704 square feet each.** 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.

Project received conceptual review only. No action was taken. The applicant is to return for further conceptual review. The following comments were made:

The following are NBAR comments specific to the Pine Creek and Oaks neighborhoods only.

- **Consider greater use of granny units or detached offices as allowed.**
- **Consider separating pedestrian walkways that lead to the front doors from the driveways.**
- **Utilize various garage door styles.**

- Remember the individual neighborhood concept.
- Landscaping will be very important.
- Restudy the massing of the one-story Spanish Eclectic.

6. 01BAR-00000-00214 Orcutt Aquacenter Orcutt
00DVP-00000-06009 (Steve Rodriguez, Planner) Jurisdiction: Development Plan

Request of Urban Planning Concepts, agents for the owners, Orcutt Aquacenter Inc., to consider Case No. 01BAR-00000-00214 for **conceptual review of a proposed aquatic facility that would include a 16,845 square foot main building, parking, landscaping, 25 yard long indoor recreation pool and a therapy pool; 50 meter outdoor Olympic sized competition pool, one and three meter diving boards, two water slides of approximately 150 feet long and 35 feet high with a 15,665 square foot water play area, bleachers, picnic & BBQ area, and a separate storage building** No structures currently exist on the parcel. The proposed project will require approximately 32,947 cubic yards of cut and approximately 7,210 cubic yards of fill. The property is a 14.9 acre parcel zoned DR-3.3 and shown as Assessor's Parcel Number 107-470-011, located at **the southeast corner of Hummel Road and Union Valley Parkway** in the Orcutt area, Fourth Supervisorial District. (Continued from 11/30/01, 01/18/02, 02/22/02 & 03/29/02 County BAR.)

Project received conceptual review only. No action was taken. The applicant is to return for further conceptual review/preliminary approval after meeting with the Planning Commission. The following comments were made:

- Incorporate bus loading/unloading into design. Drive-through bus parking should be included.
- Colors on plans are brighter than actual materials. Return with actual material samples.
- Use of Mahonia Repens in parking lot could be a safety issue (thorny planting).
- If using Palms, use other similar foundation plantings for a transition.
- Recommend working out placement of solar panels into design now. Return with pictures of photovoltaics.

7. 06BAR-00000-00107 New Fire/Sheriff Facility Lompoc
05GOV0-00000-00004 (Gary Kaiser, Planner) Jurisdiction: County Project

Request of John Green, agent for the County of Santa Barbara to consider Case No. 06BAR-00000-00107 for **conceptual review of a new Fire/Sheriff facility of approximately 11,050 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 1,369 cubic yards of cut and approximately 1,012 cubic yards of fill. The property is a 15.3 acre parcel zoned U-A located at **the northeast corner of Burton Mesa Blvd. and Harris Grade Road** (parcel number still to be determined) in the Burton Mesa/Lompoc area, Fourth Supervisorial District.

Project received conceptual review only. No action was taken. Ravatt recused himself. The following comments were made:

- Consider relocating the trash enclosure due to the gate and restricted access.
- Consider relocating the main entrance closer to the parking or diagonally on the corner.
- Tall architectural element on the side of the structure looks deceptively like an entrance but is not; consider revising.
- Equipment screening wall on Harris Grade Road side may encroach into the line of sight of Fire vehicles.

- **Indicate the location of the communications apparatus on the plans.**
- **Site layout is not very inviting.**
- **Harris Grade Road elevation is busy but the Burton Mesa Road side is not. Consider revising both and treating them as two fronts.**
- **Increasing the walkway width to the front door would help guide visitors.**
- **Discourage the use of chain link fence.**
- **Consider adding large trees behind the proposed hose tower.**
- **Screen any backflow prevention devices.**

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 (Barry absent) to adjourn the meeting until 9:00 A.M. on Friday, May 26, 2006, Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, CA 93455.

Meeting adjourned at 1:20 P.M.