



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: May 18, 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 King 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, Kevin Small

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 3

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

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

III. MINUTES: Barry moved, seconded by Ravatt and carried by a vote of 3 to 0 to 1 (Hurley, Small absent) to approve the Minutes of April 27, 2007 as revised.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS: None

V. STAFF UPDATE: None

VI. 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-00000-0030 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, 2/02/07, 4/6/07, and 4/27/07)

ACTION: Barry moved, seconded by Ravatt and carried by a vote of 4 to 0 to continue item 05BAR-00000-00030. (Hurley, Small absent) Applicant to return for final approval. The following comments were made:

NBAR COMMENTS:

- **Need lighting plan that depicts walkways and which indicate fixtures to applicant be provided with selected options.**
- **Porch may not appear to satisfy ADA code compliance.**
- **Need architectural details.**
- **Restudy alternative layout for buildings number 1-3.**
- **Show heights of low landscape path lighting.**
- **Coordinate exterior lighting with landscape plan.**
- **Lighting level at accessible parking space. Reconsider use of warm low bulb lighting.**

2. 07BAR-00000-00100 Almond Garage Orcutt
07LUP-00000-00269 (Joyce Gerber, Planner) Jurisdiction: N/A

Request of Keith Almond owner, to consider Case No. 07BAR-00000-00100 for **conceptual review of a detached garage of approximately 780 square feet**. The following structures currently exist on the parcel: residence of approximately 1,100 square feet. The proposed project will not require any cubic yards of cut and approximately 10 cubic yards of fill. The property is a 7,500 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-132-002, located at **310 Pinal Avenue** in the Orcutt area, Fourth Supervisorial District.

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

NBAR COMMENTS:

- **Show all trim on elevations.**
- **Restudy vent size and shape.**
- **Paint and architecture should match existing structure.**
- **Provide details and location of fence and gate(s).**
- **Show architectural details.**
- **Applicant to return for preliminary/final approval.**

3. 07BAR-00000-00113 Halsell Addition Orcutt
06LUP-00000-00585 (Joyce Gerber, Planner) Jurisdiction: BOS

Request of Accord Design Group, agent for the owner, Joe Halsell, to consider Case No. 07BAR-00000-00113 for **conceptual review/preliminary/final approval of an addition to an existing single family dwelling of approximately 1,000 square feet**. The following structures currently exist on the parcel: single family dwelling of approximately 4,463 square feet, an attached porch deck of approximately 264 square feet, and a detached garage of approximately 744 square feet. The proposed project will not require grading. The property is a 1.02 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 105-020-079, located at **4620 Song Lane (formerly 1372 Solomon Road)** in the Orcutt area, Fourth Supervisorial District.

ACTION: Barry moved, seconded by Ravatt and carried vote of 4 to 0 (Hurley, Small absent) to grant preliminary and final approval of 07BAR-00000-00113, as presented. The following comments were made:

NBAR COMMENTS:

- Consider alternative design of basin so that it doesn't need to be fenced.
- Size and scale of addition is appropriate.
- Trellis size needs restudy to make it more useable.
- Addition is compatible with existing structures.
- Build out of parcel is a significant enhancement to area.
- Addition colors and materials should match existing structure.

4. 07BAR-00000-0080 Chojnacky Single Family Residence Old Orcutt
07LUP-00000-00229 (Joyce Gerber, Planner) Jurisdiction: OTO

Request of Sandra Moran, agent for the owner, Beverly Chojnacky, to consider Case No. 07BAR-00000-00080 for preliminary/final approval of a new 2 story residence of approximately 2,639 square feet and a second 893 square-foot residence above a 911 square-foot garage. No structures currently exist on the parcel. 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 105-111-007, located at 655 Union Avenue in the Orcutt area, Fourth Supervisorial District. (Continued from 4/27/07)

ACTION: Barry moved, seconded by Atkinson and carried vote of 4 to 0 (Hurley, Small absent) to grant preliminary approval of 07BAR-00000-00080, as presented. The following comments were made:

PUBLIC COMMENTS:

- Danny George is concerned with scale of building. Upon review proposed buildings looks nice and authentic.
- Steven Strachan is concerned with lack of access to homes and limited parking along Norris Avenue. The detail of proposed buildings looks good.
- Don Armstrong is concerned with lack sidewalks and pedestrian access along Norris Avenue.

NBAR COMMENTS:

- Restudy the grass area that comes up to structures.
- Need more useable paved area behind building 'A'.
- Consider adding more plants to plant pallette.
- Not all plants shown on plant schedule are depicted on landscape plan.
- Restudy ridge detail.
- Consider planting vines along fence and DG to street.

5. 07BAR-00000-00105 Capitol Pacific Homes Orcutt
(John Zorovich, Planner) Jurisdiction: N/A

Request of Capital Pacific Homes, agent, to consider Case No. 07BAR-00000-00105 for conceptual review/preliminary/final approval of 3 new plans presented for the Old Mill Subdivision of approximately 1, 885 to 2,964 square feet. No structures currently exist on the parcel. The proposed project will require approximately 28,198 cubic yards of cut and approximately 2,500 cubic yards of fill. The property is a 19.28 acre parcel zoned DR and shown

as Assessor's Parcel Number 105-020-046, located at **Blosser and Old Mill Run** in the Orcutt area, Fourth Supervisorial District.

Project received conceptual review. No action taken. The following comments were made:
NBAR COMMENTS:

Plan 9

- **Second story window and shutter appear out of scale with other windows.**
- **Brickwork should be taken back to column.**

Plan 8

- **Consider decorative cornice detail returning back to intersecting walls.**
- **Study archway and ridgeline detail.**

Plan 7

- **Make stone caps same size as patio caps. (Medium Elevation)**

6. **07BAR-00000-00106** **Capitol Pacific Homes** **Orcutt**
(John Zorovich, Planner) **Jurisdiction: N/A**

Request of Capital Pacific Homes, agent, to consider Case No. 07BAR-00000-00106 for **conceptual review/preliminary/final approval of 3 entry columns each of approximately 6 feet high.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 19.28 acre zoned DR and shown as Assessor's Parcel Number 105-020-046, located at **Blosser and Old Mill Run** in the Orcutt area, Fourth Supervisorial District.

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

NBAR COMMENTS:

- **Consider serif font typing lettering.**
- **Column design looks good.**

7. **07BAR-00000-00103** **Riverbench Winery & Sign** **Sisquoc**
07DVP-00000-00013 (Dana Carmichael, Planner) **Jurisdiction: N/A**
07SCC-00000-00004

Request of David Swenk, agent for the owner, Danny Devearux, to consider Case No. 07BAR-00000-00103 for **conceptual review of a free standing sign of approximately 10.9 square feet.** The following structures currently exist on the parcel: winery production facility of approximately 2,100 square feet and a single family dwelling of approximately 2,400 square feet proposed to be converted into a winery support structure with a tasting room. The proposed project will not require grading. The property is a 102.48 acre zoned AG-II-100 and shown as Assessor's Parcel Number 129-220-015, located at **6020 Foxen Canyon Road** in the Sisquoc area, Fifth Supervisorial District.

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

NBAR COMMENTS:

- **Remove ornamental column base.**
- **Restudy 2x2 sign support member material.**
- **Sign design and appearance looks good.**
- **Need landscape plan if sign base will be landscaped.**

8. 07BAR-00000-00101 Dore Winery Santa Maria Center Santa Maria
(Dana Carmichael, Planner) **Jurisdiction: Development Plan**

Request of Tish Beltranena, agent for the owner, Richard Dore, to consider Case No. 07BAR-00000-00101 for **conceptual review/preliminary approval of a winery of approximately 22,509 square feet**. No structures currently exist on the parcel. The proposed project will require grading of approximately 6,120 cubic yards of cut, 13,710 cubic yards of fill, and 7,590 cubic yards of borrow. The property is a 218 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 133-070-039, located at **7200 Foxen Canyon Road** in the Santa Maria area, Fifth Supervisorial District.

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

NBAR COMMENTS:

- **Study minimizing windows located along southern exposure.**
- **Consider adding shading to southern side of building.**
- **Study adding design elements to eastern elevation of processing building.**
- **Minimize the appearance of 2:1 manufactured slopes. Study alternate grading techniques to keep site grading looking as natural as possible.**

There being no further business to come before the North Board of Architectural Review, Board Member Ravatt moved, seconded by Barry, and carried by a vote of 4 to 0 (Hurley, Small absent) to adjourn the meeting until 9:00 A.M. on Friday, June 8, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 1:00 P.M.