

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: May 20, 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 9:02 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Craig Lewis Atkinson
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
Dana Carmichael - Planner, Development Review North

BOARD MEMBERS ABSENT:

James King - Vice Chair
Jared Hurley - Alternate

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Schuler moved, seconded by Atkinson and carried by a vote of 3 to 0 (Ravatt recused)(King, Hurley, and Palacios absent) to adopt the following changes to the agenda:

Item No. 5 – Broadway and Union Mercantile Commercial Building and New Facade (11BAR-00000-00027) – By the request of the applicant, item will be continued to the NBAR meeting of June 24, 2011.

III. MINUTES: Palacios moved, seconded by Schuler and carried by a vote of 4 to 0 (Ravatt, Hurley, and Palacios absent) to approve the Minutes of March 25, 2011.

IV. **NBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

V. **STAFF UPDATE:** None.

VI. **STANDARD AGENDA:**

1. **11BAR-00000-00039** VanVeen Restaurant/Commercial Building **Orcutt**
Far Western Tavern Revision
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. (Continued from 04/22/11)

NBAR COMMENT:

- **NBAR approved color/material board. Color/material board given back to the applicant/agent.**

ACTION: **Palacios moved, seconded by Atkinson, and carried by a vote of 5 to 0 (King and Hurley absent) to grant revised final approval of 11BAR-00000-00039.**

2. **10BAR-00000-00024** LaBarge Vineyards LLC **Lompoc**
New Winery Building and Single Family Dwelling
10DVP-00000-00008 (Dana Carmichael, Planner) **Jurisdiction: DVP**

Request of Michael Manzo of B3 Architects,, agent for owner, LaBarge Vineyards LLC, to consider Case No. 10BAR-00000-00024 for **further conceptual review of a new winery building of approximately 13,100 square feet, new single family dwelling of approximately 2,500 square feet, and a garage of approximately 1,250 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 10,000 cubic yards of cut and approximately 7,500 cubic yards of fill. The property is a 10.42 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 099-420-007, located at **2380 Sweeney Road** in the Lompoc Area, Fourth Supervisorial District. (Continued from 02/26/10)

NBAR COMMENTS:

- **Stair tower proportion too tall and spindly.**
- **Levy adobe building- details not meshing with the style and intent of design on doors.**

Project received further conceptual review only. No action taken. King and Hurley absent. Applicant may return for preliminary/final approval.

3. **11BAR-00000-00064** Righetti Single Family Dwelling **Orcutt**
(no planner assigned) **Jurisdiction: Ridgeline –Rural**

Request of David Swenk, Urban Planning Concepts, agent for owner, Paul Righetti, to consider Case No. 11BAR-00000-00064 for **conceptual review of a new single family dwelling of approximately 5,046 square feet, a m conservatory of approximately 437 square feet, a guestroom with first floor of approximately 800 square feet and an office on second floor of approximately 398 square feet, a loggia of approximately 506 square feet, a detached garage**

of approximately 1,551 square feet with a vinegar storage of approximately 71 square feet, and landscaping of approximately 7,384 square feet. No structures currently exist on the parcel. The proposed project will require approximately 1,600 cubic yards of cut and fill. The property is a 1,290.3 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 101-020-069, located at 7367 Graciosa Road in the Orcutt Area, Fourth Supervisorial District.

NBAR COMMENTS:

- Clarification of discrepancy in the ordinance and Land Use of Development Code needs to be provided by staff.
- Review oak tree protection ordinance.
- NBAR has no issue with exceeded height in tower area.

Project received conceptual review only. No action taken. King and Hurley absent. Applicant may return for preliminary/final approval.

4. 11BAR-00000-00070 Rice Ranch Ventures Orcutt
10GPA-00000-00006 (John Zorovich, Planner) Jurisdiction: DVP

Request of Laurie Tamura, Urban Planning Concepts, Inc, agent for Rice Ranch Ventures, LLC, to consider Case No. 11BAR-00000-00070 for **conceptual review and preliminary approval of a new Plan 9: in the Spanish and California Craftsman architectural styles consisting of approximately 1,435 square feet each and a new Plan 9: American Farmhouse architectural styles consisting of approximately 1,570 square feet each.** The proposed project will not require any additional cubic yards of cut and fill. The project is located in the Rice Ranch Specific Plan Area (Pine Creek and The Meadows Oaks) on parcels zoned PRD and shown as Assessor's Parcel Numbers 101-410-00(1-46), 101-420-00(1-34), 101-430-00(1-21), 101-440-00(1-28), 101-450-00(1-24), 101-460-00(1-28), 101-470-00(1-16), in the Orcutt area, Fourth Supervisorial District.

NBAR COMMENTS:

- Farmhouse- proportion on color elevations look better that construction drawings (level of detail seems to drop on construction drawings).
- Submit consistent drawings.
- Based on this applicant's previously submitted materials, preliminary approval will be granted with the expectation that applicant will provide a full complete document package consistent with what NBAR has seen before for final approval.

ACTION: Ravatt moved, seconded by Small, and carried by a vote of 3 to 0 (Atkinson abstained)(King, Hurley, and Palacios absent) to grant preliminary approval of 11BAR-00000-00070.

5. 11BAR-00000-00027 Broadway and Union Mercantile 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 **preliminary approval 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 OT-R-14/GC 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 and 04/22/11)

ACTION: Schuler moved, seconded by Atkinson, and carried by a vote of 3 to 0 (Ravatt recused) (King, Hurley, and Palacios absent) to continue 11BAR-

00000-00027 to the NBAR meeting of June 24, 2011. (See agenda status report.)

There being no further business to come before the North Board of Architectural Review, Board Member Schuler moved, seconded by Ravatt, and carried by a vote of 4 to 0 (King, Hurley, and Palacios absent) to adjourn the meeting until 9:00 A.M. on Friday, June 24, 2011 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 10:41 A.M.