



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: May 26, 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 9:03 A.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
Dominick Roger Barry
Barbara Walsh - NBAR Secretary
Adam Baughman - Planner III

BOARD MEMBERS ABSENT:

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 10.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

II. AGENDA STATUS REPORT: Moved by Small, seconded by Barry and carried by a vote of 5 to 0 to adopt the following changes to the agenda:

Item No. 4 – Rice Ranch New Development – Continue to June 16, 2006 meeting.

III. MINUTES: Moved by Hurley, seconded by Small and carried by a vote of 5 to 0 to approve the Minutes of May 5, 2006, with no corrections.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS: Chair Ravatt stated the NBAR has an immediate need for an alternate landscape architect and requested Hearing Support address the issue as soon as possible. Suggestions were made by various Board members for likely candidates.

V. STAFF UPDATE. None.

VI. STANDARD AGENDA:

1. 06BAR-00000-00082 Lopez New Residence Orcutt
06LUP-00000-00436 (Joyce Gerber, Planner) Jurisdiction: Orcutt

Request of Kathy Bognuda, agent for the owner, Angel Lopez, to consider Case No. 06BAR-00000-00082 for **further conceptual review/preliminary approval of a new residence and secondary unit with an approximately 1,887 square foot main living space, a second unit of approximately 845 square feet, a garage of approximately 845 square feet, a porch of approximately 381 square feet and a balcony of approximately 140 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 242 cubic yards of cut and approximately 242 cubic yards of fill. The property is a 6,883 square foot parcel zoned OTR-14/LC and shown as Assessor's Parcel Number 105-095-004, located at **225 Pacific Street** in the Orcutt area, Fourth Supervisorial District. (Continued from 4/14/06 NBAR).

ACTION: Moved by King, seconded by Small, and carried by a vote of 5 to 0 to grant preliminary approval of 06BAR-00000-00082 with the following conditions:

- Investigate with Planning and Development staff if the accessory structure (garage) can encroach into the side yard setback.
- Restudy the porch roof; slope the porch roof more.
- Restudy the beams on the porches.
- Consider adding shutters to the rear elevation.
- Add more enhanced molding/trim to the windows.
- Include downspouts in elevations.
- Composition tiles are acceptable.
- Reconsider columns on front elevation; since Colonial Revival is based on symmetry, adding symmetrically spaced columns on the first and second stories would be appropriate.
- Consider a darker exterior color; the one proposed may be too bright.
- Look to the North County Urban Forester's list of street trees.
- Consider removing interior wall in garage to gain more space (check with the Fire Department to ensure there are no development standards requiring the interior wall).
- Be sure that the 2nd story load can be accommodated with the interior wall removed.
- Return with detailed landscape plans and final details.

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 **further 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. (Continued from the 05/05/06 NBAR.)

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

- Consider treating side gables similarly to front gables.
- Add exterior space somewhere to accommodate three large refuse containers consistent with previous NBAR comments.
- Overall, these plans are good improvement over the previous proposal.

Coastal Plan 1 (uphill):

- Consider moving column on front of house inward.
- Consider revising horizontal line across gables; adding board and baton above.

Spanish Colonial Plan 2 (uphill):

- This version is much better than the previous.
- Restudy window and shelf on front elevation, lower right. Consider something with a drip edge.
- Consider extending this shelf beyond the house.

Craftsman Plan 3 (uphill):

- Consider revising/removing clapboard siding.

Craftsman Plan 4 (downhill):

- Bring design quality around the building, reconsider rear elevation.

Traditional Plan 5 (downhill):

- Continue detail to the back fence.

Spanish Colonial Plan 6 (downhill):

- Same comments as Plan 2 above.

Public Comment:

Harvey Glen, Ken Avenue resident, stated he is concerned over the proposed wall at the rear of his home; that his backyard has been caving in for many years and requested the developer work with him to find a solution.

The developer indicated that he will not do work on Mr. Glen's property for liability reasons but that he would work with Mr. Glen to find an amicable solution.

- NBAR indicated that this issue is not within their purview but encouraged Mr. Glen and the developer to work with Planning and Development staff to reach a solution.

3. 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 **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 and 05/05/06 NBAR.)

ACTION: Moved by Hurley, seconded by Small and carried by a vote of 5 to 0 to grant preliminary approval of 05BAR-00000-00030 with the following conditions:

- **Consider reinforced turf or some other eco-stone for turn around. Work with P&D planner to determine what is allowed.**
- **Consider a DG path through the turn around to provide walkway for seniors to the open space area.**
- **Try to move turnaround further from Building 3 to allow for more landscaping in front of Building 3.**
- **Landscaping comments still need to be addressed; see 5/5/06 NBAR minutes.**

4. 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 **further 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. (Continued from 05/05/06 NBAR.)

ACTION: Small moved, seconded by Barry, and carried by a vote of 5 to 0 to continue item 06BAR-00000-00100 to the June 16, 2006 NBAR meeting. See Agenda Status Report.

5. 05BAR-00000-00293 Acorn Plaza Shopping Center Exterior Remodel Orcutt
05LUP-00000-01378 (Steve Rodriguez, Planner) Jurisdiction: Orcutt

Request of Urban Planning Concepts, agent for the owner, Inland Pacific Builders, to consider Case No. 05BAR-00000-00293 for **final approval of an exterior remodel of the existing Acorn Plaza Shopping Center.** The following structures currently exist on the parcel: two structures of approximately 31,090 square feet and approximately 28,730 square feet, landscaping and parking. The proposed project will not require grading. The property is a 15.5 acre parcel zoned SC and shown as Assessor's Parcel Number 103-334-032, -033 located at **4869 S. Bradley Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/16/05 SBAR; 1/27/06, and 2/10/06 and 03/03/06 NBAR)

ACTION: Moved by Barry, seconded by King and carried by a vote of 5 to 0 to continue 05BAR-00000-00293 for further final approval with the following comments:

- **The proposal is different than the previous proposal which was granted preliminary approval on 3/3/06.**
- **Smaller gable heights should be higher, as on the previously approved plan.**
- **Consider pushing gables out toward parking lot to break up line of eave.**
- **End tower elements are much weaker than the previous towers.**
- **Northeast element on northern building is different from the previous plan. NBAR prefers previous design.**

6. 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 **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 and 05/05/06 NBAR.)

ACTION: Moved by King, seconded by Barry and carried by a vote of 4 to 0 to 1 (Ravatt recused himself) to grant final approval of 06BAR-00000-00038 as presented.

ITEM NO. 7, SANTA BARBARA BANK & TRUST, WAS TAKEN OUT OF ORDER.

7. 06BAR-00000-00116 Santa Barbara Bank & Trust Wall Sign Lompoc
06SCC-00000-00006 (Jeanne Bozzano, Planner) Jurisdiction: Sign

Request of Signs of Success, Inc., agent for Lance Lyon, to consider Case No. 06BAR-00000-00116 for **conceptual review/preliminary approval of one wall sign of approximately 30 square feet.** The following structures currently exist on the parcel: one free-standing sign ten feet by three feet, six inches on a twelve foot base. The proposed project will not require grading. The property is a 210 square foot parcel zoned D-6 commercial and shown as Assessor's Parcel Number 097-760-003, located at **3787 Constellation Road** in the Vandenberg Village area, Third Supervisorial District.

- Same comments as Plan 1 above.

Increase of 30% building footprint request: The NBAR requests that the applicant determine the specific amount (%) of building footprint increase and identify specifically which lots would have increases. The NBAR requests that these lots be graphically depicted with calculations and presented to the NBAR for their review and recommendations to the Planning Commission per the conditions of approval. Additionally, per the planner's request, the footprints on these lots should be shown in a larger scale. It appears that several of these lots (in addition to other lots) have building footprints that encroach into the required 25-ft rear yard setback. The NBAR may be less inclined to recommend approval of footprint increases on lots that would require encroachment into the required setbacks.

Public Comments:

- Susan Schwartz, (4752 S. Blosser) and Donna Jennings, (4754 S. Blosser) spoke of their concerns about two-story homes on the lots abutting their lots on the southern portion of the project site and explained that the occupants of the new project will be able to view their property, specifically, their backyards.

NBAR response: Unless there is a specific project condition or zoning ordinance requirement restricting the development of two story homes, the NBAR has no jurisdiction to require it. The NBAR recommends the applicant return with cross sections through the abutting lots in question as it appears the two-story duplex unit is setback much more than the other homes (over 50-ft) from the rear property line. If there is a site-line issue, it can probably be remedied through appropriate landscaping.

There being no further business to come before the North Board of Architectural Review, Board Member Barry moved, seconded by King, and carried by a vote of 5 to 0 to adjourn the meeting until 8:45 A.M. on Friday, June 16 , 2006 in the Public Works Conference Room, 620 W. Foster Road, Santa Maria, CA 93455.

Meeting adjourned at 1:51 P.M.