



# COUNTY OF SANTA BARBARA

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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: June 8, 2007**

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

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

Kevin J. Small **Vice-Chair**  
Greg Ravatt  
Yesenia Valero, **NBAR Secretary**  
John Zorovich, **Planner III**

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The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Hurley at 9:00 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

**BOARD MEMBERS PRESENT:**

Dominick Barry  
Gregg Ravatt  
Jared Hurley - Chair  
James King - Vice Chair  
Kevin J. Small - Vice Chair  
Craig Lewis Atkinson - Alternate  
Yesenia Valero - NBAR Secretary  
John Zorovich - Planner III

**BOARD MEMBERS ABSENT:** None

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** None.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:**

**II. AGENDA STATUS REPORT:** Atkinson moved, seconded by Small and carried by a vote of 5 to 0 (King absent) to adopt the following changes to the agenda:

**Item No. 07BAR-00000-00100 Almond Garage has been continued to the meeting of June 29, 2007.**

**III. MINUTES:** Barry moved, seconded by King and carried by a vote of 4 to 0 to 2 (Small, Hurley abstained) to approve the Minutes of May 18, 2007 as revised.

**IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** NBAR members inquired about the start date of alternate member Sandy Devine. Submittal of proper paperwork is needed by the county in order for Ms. Devine to participate in meetings. The NBAR will be notified of Sandy's Ms. Devine's start date once all paperwork has been submitted and processed.

Chair Hurley informed the NBAR that he will be attending a Chairman's Meeting in Santa Barbara on June 11, 2007. Mr. Hurley requested an updated list of contact information for the NBAR members and hearing support staff. Also an e-mail has been sent out to remind all BAR

members of the Ethics Training that will be conducted on June 22, 2007 at the Board of Supervisors hearing rooms in Santa Barbara and Santa Maria.

- V. **STAFF UPDATE:** John Zorovich addressed the NBAR on the process of motions being made to continue projects to a future agenda. Applicants are under the assumption that they are automatically guaranteed placement on the next agenda. Applicants must work through the assigned planner if project is to return for the next level of review. The NBAR will follow the correct procedure.

VI. **STANDARD AGENDA:**

1. **07BAR-00000-00080                      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 **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 and 5/18/07)

**ACTION: Barry moved seconded by King and carried by a vote of 5 to 0 (Atkinson present, non-voting) to grant final approval of 07BAR-00000-00080. The following comments were made:**

**NBAR COMMENTS:**

- **Consider fewer vines at a wider spacing.**
- **Move window to the outside on double wall detail.**
- **Consider relocating the trees outside of turf area.**

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 **preliminary/final review of a detached garage of approximately 780 square feet.** The following structure currently exists 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. (Continued from 5/18/07)

**ACTION: Atkinson moved, seconded by Small and carried by a vote of 5 to 0 (King absent) to continue item 07BAR-00000-00100 to the meeting of June 29, 2007. See agenda status report.**

3. **07BAR-00000-00125                      Rabobank Signs – Orcutt Branch                      Orcutt**  
**07SCC-00000-00006** (Dana Carmichael, Planner)                      **Jurisdiction: Sign**

Request of Linda Smith, agent for the owners, Minson Company, to consider Case No. 07BAR-00000-00125 for **conceptual review of four wall signs each of approximately 65 square feet with seven directional signs and a window vinyl.** The following structure currently exists on the parcel: Mid State Bank and Trust commercial building. The proposed

project will not require grading. The property is a .68 acre parcel zoned SC and shown as Assessor's Parcel Number 103-740-026, located at **1110 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

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

**NBAR COMMENTS:**

- **Study the distance between the proposed sign and wall. Applicant to determine ADA requirements.**
- **ATM sign appears too large.**
- **Provide size and shape comparison between existing MidState Bank signs and proposed signs.**
- **Proposed signs have a clean design.**
- **Provide color chip of sign material for Final approval.**
- **Applicant to return for preliminary/final approval.**

**4. 07BAR-00000-00126 Rabobank Vandenberg Village Branch Lompoc**  
**07SCC-00000-00007(Dana Carmichael, Planner) Jurisdiction: Sign**

Request of Linda Smith, agent for the owner, Mid State Bank & Trust, to consider Case No. 07BAR-00000-00126 for **conceptual review of one pole sign of approximately 60 square feet, two wall signs each of approximately 28 square feet, four directional signs, and 2 window vinyls.** The following structure currently exists on the parcel: Mid State Bank and Trust commercial building. The proposed project will not require grading. The property is a .78 acre parcel zoned C-2 and shown as Assessor's Parcel Number 097-371-028, located at **3745 Constellation Road** in the Lompoc area, Fourth Supervisorial District.

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

**NBAR COMMENTS:**

- **Size of ATM sign is appropriate and should be used for the Orcutt bank ATM.**
- **Provide color chip of sign material for Final Approval.**
- **Applicant to return for preliminary/final approval.**

**5. 07BAR-00000-00120 Village Bakery Sign Lompoc**  
**07SCC-00000-00004 (Tammy Weber, Planner) Jurisdiction: Sign**

Request of Ramon Diaz, agent for the owner, Rafael Hernandez, to consider Case No. 07BAR-00000-00120 for **conceptual review/preliminary/final of one hall sign of approximately 16' x 1'6" square feet. This is an existing lighted sign with the proposed business name to be inserted.** The following structures currently exist on the parcel: commercial building of approximately 10,500 square feet with nine tenant spaces. The proposed business will be occupying one tenant space of approximately 1,600 square feet. The proposed project will not require grading. The property is a 102,000 square foot parcel zoned SC and shown as Assessor's Parcel Number 097-111-004, located at **1434 Burton Mesa Boulevard** in the Lompoc area, Fourth Supervisorial District

**ACTION: Small moved seconded by Barry and carried by a vote of 5 to 0 (Atkinson present, non-voting) to grant preliminary approval of 07BAR-00000-00120. The following comments were made:**

**NBAR COMMENTS:**

- **Color board for sign must be provided for Final approval of sign.**
- **Letter appears to crowd the edges of the sign. Study the height of the lettering.**
- **Sign design drawn to scale must be provided.**

**6.      07BAR-00000-00032                      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. 07BAR-00000-00032 for **conceptual review: 1) architectural plans for the multi-family units consisting of four different models (Models A, B, C, and D) ranging in size from approximately 1,224 square feet to approximately 1,486 square feet.** 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 2/23/07 and 4/6/07)

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

**NBAR COMMENTS:**

- **Study trellis locations between buildings and the site lines between bedrooms and windows.**
- **Project appears to be under parked. Not enough room for guest parking.**
- **Guest parking on Pearwood Lane appears very limited.**
- **Restudy the roof lines and building planes.**
- **Color scheme #3 appears dated.**
- **Red color is fine, but consider alternative roof color.**
- **Study trellis locations.**
- **Concerned with the foot traffic on the western most residential units.**
- **Project seems to dense and with major concern with parking and pedestrian circulation**

**7.      06BAR-00000-00062                      Evergreen Re-Development                      Orcutt**  
**03LUP-00000-00812 (John Zorovich, Planner)                      Jurisdiction: Orcutt**

Request of Mike Peachey, architect for the owners, Daniel Ringstmeyer and Paul Prather, to consider Case No. 06BAR-00000-00062 for **conceptual review of a re-development of the Evergreen Shopping Center consisting of the removal of approximately 3,200 square feet of existing commercial development and construction of 62,000 square feet of new retail and office space.** The proposed project will require approximately 4,175 cubic yards of cut and approximately 4,250 cubic yards of fill. The project also includes new landscaping buffers located along the project's northern and southern perimeter, as well as small landscape planters dispersed throughout the reconfigured parking area. The property is a 5.5 acre parcel zoned C-2 and shown as Assessor's Parcel Numbers 109-200-012, -013, -015, -016, located at **3400 – 3550 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 3/24/06)

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

**NBAR COMMENTS:**

- **Concerned about traffic routes near drug store.**
- **Southern most access point onto Orcutt Road appears too narrow.**
- **Buildings 'C', 'D' and 'E' need better defined pedestrian pathways.**

- **The trash enclosure near the drugstore drive thru will be very visible. Looking for special architecture treatment of the trash enclosure to make as attractive as possible.**
- **Reconfigure bank drive- through lane to make shorter.**
- **Wall located along southern property line creates safety issues with respect to attracting criminal element. Study southeast corner of site and wall location.**
- **Buildings ‘B’ and ‘C’ need more architecture articulation along the rear of buildings.**
- **Include roof plans in next submittal to BAR.**
- **The side elevation for building ‘B’ is attractive.**
- **Building ‘E’ is attractive. The architecture is not symmetrical and has articulation.**
- **The elevation of Building ‘E’ should include a portion of the Spencer’s Market to depict the relationship between the two structures.**
- **Need more detail of the bioswales.**
- **Provide clear pedestrian route through the complex north and south.**
- **The major buildings west elevation are too symmetrical and should be re – studied.**

8. **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. (Continued from 5/18/07)

**ACTION: Barry moved seconded by Ravatt and carried by a vote of 5 to 0 (Small recused) to grant preliminary approval of 07BAR-00000-00105. The following comments were made:**

**NBAR COMMENTS:**

**Plan #7 (formerly plan #8)**

- **Stop cove detail at fence line.**

**Plan #8 (formerly plan #9)**

- **No comments.**

**Plan #9 (formerly plan #7)**

- **Remove stone cap near garage door and lower the height of the front wall.**
- **Place stone cap on top of front wall.**
- **Colors for all three house styles are acceptable.**

9. **05BAR-00000-00030** **2<sup>nd</sup> 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, 04/14/06, 05/05/06, 5/26/06, 2/02/07, 4/6/07, 4/27/07, and 5/18/07)

**ACTION: Hurley moved, seconded by Small and carried by a vote of 5 to 0 (Atkinson present, non-voting) to continue item 05BAR-00000-00030 to a future date. Applicant to return for final approval. The following comments were made:**

**NBAR COMMENTS:**

- **Need a set of plans (e.g., site, landscape, grading, etc.) that are internally consistent.**
- **Unclear if gutters are proposed or not proposed.**
- **Need fence plan and details of how fence will be constructed.**
- **Lighting plan is still inadequate.**
- **Concerned that architectural details included have been prepared by a different architect. Concerned that the original architect may not be aware that details have been prepared to his set of plans without his knowledge.**
- **Applicant stated that building #1 will not be very visible from Hummel Road due to proposed fencing and landscaping. Need to provide elevation, photos, and cross-sections showing building #1 in relation to Hummel Road.**
- **County Staff must review next submittal and accept as complete prior to being placed on the agenda.**
- **The corrections from the previous meeting were incomplete.**

*There being no further business to come before the North Board of Architectural Review, Board Member Barry moved, seconded by Small, and carried by a vote of 5 to 0 (Atkinson present non-voting) to adjourn the meeting until 9:00 A.M. on Friday, June 29, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 1:00 P.M.