



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: June 16, 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 Chair Ravatt at 9:03 A.M. in the Public Works Conference Room, 620 W. Foster Road, Santa Maria, California.

BOARD MEMBERS PRESENT:

Gregg Ravatt - Chair
Jared Hurley - Vice-Chair
James King - Vice Chair
Kevin J. Small

BOARD MEMBERS ABSENT: Craig Lewis Atkinson and Dominick Roger Barry.

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 5.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

Laurie Tamura – Urban Planning Concepts, stated it was her impression from the May 26, 2006 meeting, that the Acorn Plaza project was to be continued to today’s meeting. She stated that her and her co-workers have worked extensively on the plans and they are ready to present the project to the NBAR at this time and requested to be heard at today’s meeting.

Staff responded that the notes taken for the minutes from that meeting do not indicate a continuance to a date specific and that review of the audio file revealed that no such date-specific motion was taken by the NBAR. Staff reminded everyone that it is incumbent upon the agents/architects to re-agendize their project on a specific date when their item is continued by the NBAR as staff cannot simply assume the project can be revised and brought back to the very next meeting.

NBAR members expressed the desire to accommodate the applicants as best they can and expressed their intention to be as clear as possible regarding continuances and reiterated Robert’s Rules of Order regarding noticing requirements and agenda postings.

Staff suggested specific wording regarding continuances be added to the disclaimer within the agenda in order for clarity.

II. AGENDA STATUS REPORT: None.

III. MINUTES: Moved by Small, seconded by Hurley, and carried by a vote of 4 to 0 (Atkinson and Barry absent) to approve the minutes of May 26, 2006, with no corrections.

IV. CONSENT AGENDA:

**C-1. 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 **final approval on consent 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. (Continued from 5/26/06 NBAR).

ACTION: Moved by King, seconded by Ravatt, and carried by a vote of 4 to 0 (Atkinson and Barry absent) to grant final approval on consent of 06BAR-00000-00116, as presented.

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS:

- **Board Member Hurley stated he will be absent from the NBAR meetings from July 7, 2006, through late September, 2006.**
- **NBAR requested that staff continue to look into getting a second landscape professional on the NBAR to replace Kevin Small when he must step down due to conflict of interest.**
- **Chair Ravatt stated his concern regarding quorum, conflicts of interest, and vacation schedules through the summer.**

VI. STAFF UPDATE:

- **Adam Baughman, Planner III, stated that Planning Commissioner Montgomery has submitted his resignation and that Commissioner Montgomery's last day will be June 28, 2006. No successor has yet been identified at this time.**

VII. STANDARD AGENDA:

1. 06BAR-00000-00069 Ponto Development Old Orcutt
06DVP-00000-00001 (Frances Romero, Planner) **Jurisdiction: DVP**

Request of Tom B. Martinez, architect for Dr. Tom Ponto, Owner, to consider Case No. 06BAR-00000-00069 for **further conceptual review/preliminary approval of a 4 unit apartment complex of approximately 6,516 square feet of residential development and approximately 1,685 square feet of commercial development.** The following structure currently exists on the parcel: a 2,000 square foot dental office. The proposed project will require approximately 10 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 23,978 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-073-019, located at 112 Park Avenue, in the Orcutt area, Fourth Supervisorial District. (Continued from 04/14/06 NBAR.)

ACTION: Moved by Hurley, seconded by King, and carried by a vote of 3 to 0 to 1 (Atkinson and Barry absent. Small recused himself.) to grant preliminary approval of 06BAR-00000-00069 with the following comments:

- Consider narrowing the existing two-way driveway to avoid ingress traffic when it is converted to a one-way exit.
- Stairs and/or pedestrian access will be needed between the southern residential portion and the northern parking lot.
- Consider changing the pitch on the commercial building roof overhang. It is high and the metal roof will probably not be seen.
- Consider a boardwalk style entry.
- The parapet wall being set back so much from the front face of the building may make signage difficult to see; consider bringing this forward.
- Restricting through traffic, reducing the number of units, and adding more open space were very good ideas.
- Reconsider the downspout design; be sure to include them on your elevations.
- The building is a little too commercial looking versus the western theme; consider simplifying.
- Vents are too modern, consider more traditional, triangular, or cloaked styles.
- Consider including more landscaping plants (natives, drought tolerants).
- Southern area grade change may not be accurate on the plans.
- Return with Roof Plan, Landscape Plans, Cross Sections, and Color Boards.

2. 06BAR-00000-00125 Chojnacky New Residence Orcutt
06LUP-00000-00472 (Kim Probert, Planner) **Jurisdiction: Orcutt**

Request of Sandy Moran, agent for the owner, Beverley Chojnacky, to consider Case No. 06BAR-00000-00125 for **conceptual review/preliminary approval of single family dwelling of approximately 690 square feet.** The following structures currently exist on the parcel: a residence of approximately 1140 square feet, a garage of approximately 800 square feet, and a single family dwelling of approximately 690 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-101-009, located at **146 South Pacific Street** in the Orcutt area, Fourth Supervisorial District.

ACTION: Moved by King, seconded by Hurley, and carried by a vote of 4 to 0 (Atkinson and Barry absent) to grant preliminary approval of 06BAR-00000-00125. Applicant is to return for final on consent. The following comments were made:

- **New address is 305 Union Street.**
- **New house should look similar and have as much detail as the front house.**
- **Shingles cannot be put on a roof with a 2:12 pitch (must be 3:12 or over).**
- **Reframe the roof to match the pitch of the front house (appears to be 4:12 to 5:12) and construct a covered porch.**
- **Consider removing the fascia and exposing the rafters.**
- **Fencing is to remain the same as existing.**
- **Brick siding may not be necessary with the board fence.**
- **Place name of colors on plans.**

3. 06BAR-00000-00135 Dias New Development Orcutt
06PRE-00000-00009 (Adam Baughman, Planner) Jurisdiction: Old Orcutt

Request of Gil Palacios architect for the owner, Erick Dias, to consider Case No. 06BAR-00000-00135 for **conceptual review of a new 2-story commercial building of approximately 13,500 square feet.** The following structures currently exist on the parcel: an abandoned service station of approximately 1,300 square feet and a canopy. The proposed project will require approximately 777 cubic yards of cut, approximately 777 cubic yards of fill, and approximately 388 cubic yards of import. The property is a 7,000 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-073-008, located at **155 East Clark Avenue** in the Old Orcutt area, Fourth Supervisorial District.

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

- **Public Works must approve overhang encroachment.**
- **Consider a different pop-out on one side.**
- **Corner element seems a little top heavy.**
- **Consider varying parapet height on east elevation.**
- **This would be one of the largest buildings in Old Orcutt.**
- **The building should read as a collection of many smaller buildings.**
- **Consider reusing some of the architectural elements of the existing gas station building on the new building to maintain nostalgia.**
- **Perspective plans (streetscape) are needed.**
- **3-dimensional rendering to show placement next to adjacent buildings.**

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 5/5/06 NBAR).

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

- **Colored elevations are appreciated.**
- **Some elevations seem rushed; reconsider window locations.**
- **Be sure to keep creativity once elevations move into CAD drawings.**
- **Side entry homes – make them as inviting as possible.**
- **Return with common landscaping (street trees) including fences.**

**5. 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 and 05/26/06 NBAR.)

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

- **Consider pedestrian walks from sidewalks to front door instead of using driveways.**
- **Include a reasonable method for people to access rear yards from front yards and add space for three trash bins. Be sure to show how this is resolved on the grading plans.**
- **Pearl White on Scheme 1 will be reflective. Consider choosing a shade that is two shades darker to tone it down.**
- **Return with large samples of blue for Scheme 4.**
- **Return with elevations and materials, landscaping plans, and grading plans.**
- **NBAR requested that Analise Merlo, or alternative from P&D staff, sit on the Board when Kevin Small must recuse himself and landscaping expertise is needed.**

There being no further business to come before the North Board of Architectural Review, Board member King moved, seconded by Chair Ravatt, and carried by a vote of 4 to 0 (Atkinson and Barry absent) to adjourn the meeting until 8:45 A.M. on Friday, July 7, 2006 in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, CA 93455.

Meeting adjourned at 11:45 A.M.