

# COUNTY OF SANTA BARBARA



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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: June 24, 2011**

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

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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**

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The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair, Kevin Small, at 9:03 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

**BOARD MEMBERS PRESENT:**

Craig Lewis Atkinson (*arrived at 9:10 A.M.*)  
James King - Vice Chair  
Gregg Ravatt  
Edwin F. Schuler  
Kevin J. Small - Chair  
Gil V. Palacios (*arrived at 9:09 A.M.*) - Alternate

**STAFF MEMBERS PRESENT:**

Leticia I. Rodriguez - Board Assistant Specialist  
Zoraida Abresch - Supervising Planner, Development Review North  
John Zorovich - Planner, Development Review North

**BOARD MEMBERS ABSENT:**

Jared Hurley - Alternate

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** None.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

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

Item No. 4 – Rice Ranch Ventures (11BAR-00000-00070) – By the request of the applicant, item will be continued to the NBAR meeting of July 22, 2011.

**III. MINUTES:** Ravatt moved, seconded by Schuler and carried by a vote of 3 to 0 (Atkinson, Hurley, and Palacios absent) to approve the Minutes of May 20, 2011.

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

V. **STAFF UPDATE:** None.

VI. **STANDARD AGENDA:**

1. **09BAR-00000-00077 Verizon at Orcutt Union Plaza 189854 Orcutt**  
**09CUP-00000-00017(Megan Lowery, Planner)Jurisdiction: Planning Commission –Telecom**  
**10CUP-00000-00040**

Request of Tricia Knight, agent for the applicant, Verizon Wireless, to consider Case No. 09BAR-00000-00077 for **preliminary/final approval of a telecommunications facility of approximately 925 square feet.** The following structures currently exist on the parcel: four buildings used for offices and storage totaling 30,576 square feet. However, a Development Plan is approved for a mixed-use project on this property, including four new buildings with a combined floor area of 66,831 square feet, along with the four existing buildings with 30,576 square feet of floor area, for a total of 97,407 square feet. 17,762 square feet of existing floor area is to be demolished, and is not included in the total. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 6.2 acre parcel zoned OT-R and shown as Assessor's Parcel Numbers 105-091-006 and 105-121-006, located at **201 South Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 05/22/09, 05/28/10, and 06/25/10)

**NBAR COMMENT:**

- **Need to provide revised plans & photo sims which depict actual proposal.**
- **Color is too dark; try to create a weathered wood look**
- **Odd to have different length legs and retaining wall bisecting bottom of tower.**

**ACTION:** King moved, seconded by Palacios, and carried by a vote of 4 to 0 (Ravatt and Small recused) (Hurley absent) to grant preliminary approval of 09BAR-00000-00077. Applicant may return for final approval.

2. **LaBarge Vineyards LLC**  
**10BAR-00000-00024 New Winery Building and Single Family Dwelling Lompoc**  
**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 **preliminary/final approval 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 and 05/20/11)

**NBAR COMMENTS:**

- **Stone veneer weep screed detail needs work.**
- **Provide detail on entry column.**
- **Study tower element.**
- **Consider garage door at house to match.**
- **Study live roof system for planting depth.**

**ACTION:** Atkinson moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Hurley absent) to grant preliminary approval of 10BAR-00000-00024. Applicant may return for final approval on consent.

3. **Broadway and Union Mercantile**  
**11BAR-00000-00027 Commercial Building and New Facade 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, 04/22/11, and 05/20/11)

**NBAR COMMENTS:**

- **Derrick Alley elevation- building face is stark and needs additional elements.**
- **Planning staff to review the OCP and design guidelines regarding façade requirements.**

**ACTION:** Atkinson moved, seconded by Schuler, and carried by a vote of 5 to 0 (Ravatt recused) (Hurley absent) to grant preliminary approval of 11BAR-00000-00027. Applicant may return for 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 **final 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. (Continued from 05/20/11)

**ACTION:** King moved, seconded by Palacios, and carried by a vote of 5 to 0 (Hurley absent) to continue 11BAR-00000-00070 to the NBAR meeting of July 22, 2011. (See agenda status report.)

5. **10BAR-00000-00028 SB Clark LLC Planned Development Orcutt**  
**06GPA-00000-00016 (John Zorovich, Planner) Jurisdiction: Development Plan**  
**06DVP-00000-00015**  
**06TRM-00000-00004**  
**10CUP-00000-00001**

Request of John Franklin, agent for the owner, Ernie Mansi, SB Clark LLC, to consider Case No. 10BAR-00000-00028 for **further conceptual review of a planned development for 89 cluster homes ranging in size from approximately 1,087 square feet to 3,000 square feet, 40 creekside homes ranging in size from approximately 2,635 square feet to 3,303 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 203,100 cubic yards of cut and approximately 127,000 cubic yards of fill. The property is a 138.6 acre parcel zoned RR-10 and MR-0 and shown as Assessor's Parcel Number 129-151-026,

located at **Key Site 3, Orcutt Community Plan Area** in the Orcutt area, Fourth Supervisorial District. (Continued from 02/26/10, 03/26/10, 04/23/10, and 05/28/10)

**NBAR COMMENTS:**

- **Lack of information on the MR-O development is an issue. This creates difficulty in finding neighborhood compatibility.**
- **NBAR wants to review MR-O development standards.**
- **Cross sections should include existing grade at Highway 101.**
- **Buildings are too close to freeway.**
- **Trail is too close to freeway especially northern section. Trail location needs to be reconsidered. Locate on the interior side of berm. Be sensitive to areas along Orcutt Creek.**
- **Add shrubs to trail area (on plans).**
- **Cross section C. Consider wrought iron or tubular steel fencing to provide homeowners a feeling of security/separation from trail users.**
- **Set backs off street seem too close to units (northern edge)**
- **NBAR wants to see guest parking areas detailed on plans.**
- **Grading not sensitive to existing topography.**

**Project received further conceptual review only. No action taken. Hurley absent. Applicant may return for further conceptual review.**

*There being no further business to come before the North Board of Architectural Review, Board Member King moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Hurley absent) to adjourn the meeting until 9:00 A.M. on Friday, July 22, 2011 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 12:12 P.M.