

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: June 29, 2007**

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

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

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

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by Chair Hurley at 9:10 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Dominick Barry
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: Gregg Ravatt

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 3

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS:** Sarah and Anna Schwab on behalf of The Tree Amigos of Orcutt, addressed the NBAR regarding their concerns with the Orcutt Key Site development. A petition with 1,025 signatures from local neighbors and organizations has been circulated to help preserve the Orcutt Keysite 11 area. In conclusion, Sarah and Anna will be representing Tree Amigos of Orcutt at the next Planning Commission hearing on July 11, 2007.
- II. AGENDA STATUS REPORT:** No changes were made to the standard agenda.
- III. MINUTES:** Small moved, seconded by Barry and carried by a vote of 5 to 0 (Ravatt absent) to approve the Minutes of June 8, 2007, as revised.
- IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** Chair Hurley informed the NBAR that he attended the Chairman's Meeting in Santa Barbara on June 11, 2007. Mr. Hurley announced that Diane Black will be presenting a discussion item regarding Conceptual Review and Project Findings forms. Mr. Hurley stated that these forms are important and is looking forward to the presentation scheduled for August 10, 2007.

Chair Hurley also reported that the NBAR has not had very many appeals and that Chair Cooney of the County Planning Commission has advised all the BARs to state clearly any findings when approving projects.

- V. **STAFF UPDATE:** Chair Hurley expressed concern about the attendance of Ms. Sandy Devine and requested an updated contact number. He will follow up with Ms. Devine regarding her attendance of NBAR meetings.

Craig Atkinson informed the NBAR that he received a call from Mertie Walker, President of the Orcutt Area Advisory Group regarding the June 8, 2007 approved minutes. Mr. Atkinson requested that hearing support staff send Mrs. Walker a copy of the minutes when they have been approved.

Kevin Small informed the NBAR that he received a phone call from the Wallace Group for the Rice Ranch project. The landscape architect brought a set of landscape plans to Mr. Small for review. Mr. Small addressed some issues that will be reviewed at the next NBAR meeting.

VI. **STANDARD AGENDA:**

1. **07BAR-00000-00100** **Almond Garage** **Orcutt**
07LUP-00000-00269 (Joyce Gerber, Planner) **Jurisdiction: OTO**

Request of Keith Almond owner, to consider Case No. 07BAR-00000-00100 for **preliminary/final approval 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 and 6/8/07)

ACTION: Small moved seconded by King and carried by a vote of 4 to 0 (Barry, Ravatt absent) to grant preliminary approval of 07BAR-00000-00100. The following comments were made:

NBAR COMMENTS:

- **Show corner trim.**
- **Need to provide finished architectural details showing how building will be constructed and ensuring that the new building will match the existing structure.**

2. **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 **preliminary/final approval 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. (Continued from 6/8/07)

ACTION: Small moved seconded by Hurley and carried by a vote of 4 to 0 (Barry, Ravatt absent) to grant preliminary/final approval of 07BAR-00000-00125. The following comments were made:

NBAR COMMENTS:

- **If possible, lower the height of ATM machine sign so that it is the same height as ATM machine.**

3. 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 **preliminary/final approval 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. (Continued from 6/8/07)

ACTION: Atkinson moved seconded by Small and carried by a vote of 4 to 0 (Barry, Ravatt absent) to grant preliminary/final approval of 07BAR-00000-00126.

4. 06BAR-00000-00141 Dias Commercial Building Orcutt
07LUP-00000-00394 (Dana Carmichael, Planner) **Jurisdiction: Commercial**

Request of Gil Palacios, agent for the owner, Al Dias, to consider Case No. 06BAR-00000-00141 for **further conceptual review of a new commercial building of approximately 5,556 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 100 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 7,500 square foot parcel zoned OT-R-14GC and shown as Assessor's Parcel Number 105-073-009, located at **153 East Clark Avenue** in the Old Town Orcutt area, Fourth Supervisorial District. (Continued from 2/2/07)

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

NBAR COMMENTS:

- **Study detail of wood cornice at corners.**
- **Consider proportions of upper transit windows above front door.**
- **Use grated tree wells, not pots for trees.**
- **Consider alternative entry materials such as concrete instead of ceramic tiles.**
- **Study sidewalk entry material.**

5. 06BAR-00000-00135 Dias Commercial Building Orcutt
07LUP-00000-00366 (Dana Carmichael, Planner) **Jurisdiction: Commercial**

Request of Gil Palacios, architect for the owner, Eric Dias to consider Case No. 06BAR-00000-00135 for **preliminary/final approval of a new 1- story commercial building of approximately 6,275 square feet.** No structures currently exist on the property. The proposed project will require approximately 280 cubic yards of cut, 140 cubic yards of fill, and 140 cubic yards of export. The property is a 7,000 square foot parcel zoned OT-R-14GC and shown as Assessor's Parcel Number 105-073-008, located at **155 East Clark Avenue** in the Old Town Orcutt area, Fourth Supervisorial District. (Continued from 2/2/07)

ACTION: Atkinson moved seconded by Small and carried by a vote of 5 to 0 (Ravatt absent) to grant preliminary approval of 06BAR-00000-00135. The following comments were made:

NBAR COMMENTS:

- **Show detail of wood cornice and the return.**
- **Study material behind corbel of the corner façade.**
- **Study screening of mechanical roof units.**
- **Consider making the awning located on side elevation an open trellis using tube material in lieu of angle material.**
- **Study the three appliqués on side elevation.**
- **Study alternative corner sidewalk materials such as stamped concrete.**
- **Colors okay.**

6. **07BAR-00000-00103** **Riverbench Winery & Sign** **Sisquoc**
07DVP-00000-00013 (Dana Carmichael, Planner) **Jurisdiction: Sign**
07SCC-00000-00004

Request of David Swenk, agent for the owner, Danny Devearux, to consider Case No. 07BAR-00000-00103 for **further conceptual review of a free standing sign of approximately 10.9 square feet and conversion of an existing 2,400 square foot single family dwelling proposed to be converted into a winery support structure with a tasting room.** The following structures currently exist on the parcel: winery production facility of approximately 2,100 square feet and a single family dwelling of approximately 2,400 square feet. The proposed project will not require grading. The property is a 102.48 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 129-220-015, located at **6020 Foxen Canyon Road** in the Sisquoc area, Fifth Supervisorial District. (Continued from 5/18/07)

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

NBAR COMMENTS:

- **Accurately depict the dripline and canopy of each tree on the landscape plan.**
- **To enhance trail appearance, consider treating the paved areas differently.**

7. **07BAR-00000-00135** **Carrillo New SFD** **Los Alamos**
(No Planner Assigned) **Jurisdiction: Ridgeline-Rural**

Request of Kelly Bakke, agent for the owner, Alfredo Carrillo, to consider Case No. 07BAR-00000-00135 for **conceptual review of a new residence of approximately 4,635 square feet, an attached garage of approximately 624 square feet, and a porch of approximately 152 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 1,000 cubic yards of cut and approximately 1,000 cubic yards of fill. The property is a 10 acre parcel zoned AG and shown as Assessor's Parcel Number 101-070-048, located at **6851 Long Canyon Road** in the Los Alamos area, Fifth Supervisorial District.

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

NBAR COMMENTS:

- **Study window roof image above front door.**
- **Provide cross section across entire site.**
- **Study eave height to ensure that it does not impact views out the windows.**
- **Provide view line from Long Canyon.**

8. 06BAR-00000-00227 Hope Community Church Santa Maria
06DVP-00000-00012 (David Tabor, Planner) Jurisdiction: Development Plan
06CUP-00000-00055

Request of David Swenk, agent for the owners, Phil & Sheri May to consider Case No. 06BAR-00000-00227 for **further conceptual review of a church of approximately 29,373 square feet with a maximum height of 34 feet 2 ½ inches (35'1" tower element) consisting of 602 seats, auditorium and platform area with sound booth, crying room, covered baptistry, changing rooms and storage, fellowship hall, café, foyer area, eleven Sunday school classrooms and one infant/toddler room, food pantry and kitchen, bathrooms, offices, children's play area, BBQ area with seating, hooded lighting for parking areas and 2.03 acres of landscape area including medians, parking islands and perimeter and a retention basin.** No structures currently exist on the parcel. The proposed project will require approximately 4,450 cubic yards of cut and approximately 18,493 cubic yards of fill. The property is a 10.43 acre parcel zoned CH and shown as Assessor's Parcel Number 107-150-019, located at **3920 Highway 101** in the Santa Maria area, Fourth Supervisorial District. (Continued from 9/8/06)

Project received conceptual review only. No action taken. (Small recused) The following comments were made:

NBAR COMMENTS:

- **Study additional architectural treatment on southern elevation.**
- **Consider staggering oak tree plantings for a more natural appearance.**
- **Study gathering area at building entrance.**
- **Study pedestrian circulation and defined pathways from parking area to building entrance.**

9. 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-00000-00030 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, 5/18/07, and 6/8/07)

ACTION: Small moved seconded by Atkinson and carried by a vote of 5 to 0 (Ravatt absent) to grant final approval of 05BAR-00000-00030. The following comments were made:

NBAR COMMENTS:

- **Insert following note on landscape plan: Whichever is a higher quantity, the plant numbers listed on plan or the plant numbers listed on legend, shall prevail.**
- **Revised tree mitigation plan to show only native trees.**
- **Add more variety of shrubbery along project frontage.**
- **Landscape architect stamp on landscape plan must be the same size as the stamp on the building plans.**

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 (Ravatt absent) to adjourn the meeting until 9:00 A.M. on Friday, July 20, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 12:15 P.M.