



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: July 7, 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 9:10 A.M. in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Gregg Ravatt - Chair
Roger Dominick Barry
James King - Vice Chair
Kevin J. Small
Craig Lewis Atkinson - Alternate

BOARD MEMBERS ABSENT: Jared Hurley.

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 5.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Moved by Ravatt, seconded by Atkinson and carried by a vote of 5 to 0 (Hurley absent) to adopt the following changes to the agenda:

Item No. 3 – Dias New Development – continued to the August 18, 2006 meeting.

III. MINUTES: Moved by Atkinson, seconded by King and carried by a vote of 5 to 0 (Hurley absent) to approve the Minutes of June 30, 2006 as amended.

IV. CONSENT AGENDA:

C-1. 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 **final approval on consent of a single family dwelling of approximately 690 square feet.** The following structures currently exist on the parcel: residence of approximately 1140 square feet, 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.
(Continued from 6/16/06 NBAR.)

ACTION: Moved by Ravatt, seconded by King, and carried by a vote of 5 to 0 (Hurley absent) to approve 06BAR-00000-00125 on consent with the following comments:

- **The facia is to be 2x3 or 2x4.**
- **Colors are to match as noted on the plans.**

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS:

- **Chair Ravatt requested that staff continue to look into getting a second landscape professional on the Board to replace Kevin Small when he must step down due to conflicts.**

VI. STAFF UPDATES:

- **Adam Baughman will be absent. John Zorovich will be stepping in as the Planner for the meeting.**
- **David Smyser will be the new replacement for Mr. Parker Montgomery.**

VII. 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 **final 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 and 05/26/06 NBAR).

ACTION: Moved by King, seconded by Atkinson and carried by a vote of 5 to 0 (Hurley absent) to continue 06BAR-00000-00082 for further final approval on Consent. The following comments were made:

- **Return with the final finished architectural details for final approval (e.g., soffet, gutter type railing, etc.).**
- **Consider crown molding on top of windows.**
- **Show the materials that will be used for the columns and railing.**
- **Center the columns to the house.**
- **Ensure that street trees are shown outside road right-of-way.**
- **Return with a cross section of the deck and roof and how they work.**

2. **05BAR-00000-00129** **Ellis New Mixed Use Building** **Orcutt**
05LUP-00000-00776 (Frances Romero, Planner) **Ridgeline: N/A**

Request of Glenn Ellis, owner, to consider Case No. 05BAR-00000-00129 for **final approval of a new mixed use building with a commercial lower level of approximately 4,743 square feet with four upper level units. Unit A would be approximately 1,010 square feet, Units B and C approximately 1,009 square feet and Unit D approximately 1,031 square feet.** The following structures currently exist on the parcel: residence of approximately 1,000 square feet and garage of approximately 400 square feet. The proposed project will require approximately 14 cubic yards of cut and approximately 517 cubic yards of fill and a net of 503 cubic yards of import. The property is a 7,000 square foot parcel zoned OTR14/GC and shown as Assessor's Parcel Number 105-101-004, located at **330 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 6/24/05 and 8/19/05 County BAR.)

ACTION: Moved by Atkinson, seconded by Barry and carried by a vote of 5 to 0 (Hurley absent) to continue 05BAR-00000-00129 for further final approval on Consent. The following comments were made:

- **Consider using an alternate window material besides vinyl if windows are visible from the street.**
- **Consider adding knee brace to side elevation.**
- **Return with an irrigation plan that depicts how pots will be irrigated.**
- **Consider using larger planter pots.**
- **Identify street trees and whether a tree grate will be used.**
- **Show finished architectural details (e.g. header, gutters, window sill, etc.).**
- **Bring reduced color board on 8.5" x 11".**
- **Return with a roof plan to verify drainage.**

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 **further 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 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. (Continued from 06/16/06 NBAR.)

ACTION: Ravatt moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Hurley absent) to continue item 06BAR-00000-00135 to the August 18, 2006 meeting. See Agenda Status Report.

4. 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 and 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 Numbers 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, 03/03/06, and 05/26/06 NBAR.)

ACTION: Moved by Ravatt, seconded by King and carried by a vote of 5 to 0 (Hurley absent) to continue 05BAR-00000-00293 for further final approval on Consent. The following comments were made:

- Consider using 8"x 10" or 8"x12" beams to add depth.
- Redesign the three tower elements so they are consistent with the tower design that was given preliminary approval.

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 05/05/06, 05/26/06, and 06/16/06 NBAR.)

ACTION: Moved by Ravatt, seconded by Barry and carried by a vote of 4 to 0 to 1 (Small abstained due to conflict of interest. Hurley absent) to grant conceptual/preliminary approval of 05BAR-00000-00284. The following comments were made:

- Add Wainscoting to base of columns for Plans 4 and 5.
- Return with specific plant types depicted on the landscape and irrigation plans for final approval.
- Provide height calculations for each house plan.

6. 06BAR-00000-00063 Old Mill Run Development Orcutt
06MPC-00000-00001 (Jeanne Bozzano, Planner) **Jurisdiction: Development Plan**

Request of Robert Baker, agent for Capital Pacific Homes, to consider Case No. 06BAR-00000-00063 (formerly 03BAR-00000-00352) for **preliminary approval of the Design Guidelines, building elevations, floor plans, lighting plans, and landscaping for Key Site 20, a development including 54 single family residences of approximately 2,200 square feet each and three duplex units of approximately 4,000 square feet each.** There are currently no structures on the parcel. The proposed project will require approximately 28,518 cubic yards of cut and approximately 12,336 cubic yards of fill. The property is a 19.28 (gross)/16.74 (net) acre parcel zoned DR3.3 and shown as Assessor's Parcel Number 105-020-046, located at **Old Mill Road and Blosser Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 1/9/04, 1/30/04 and 3/26/04 County BAR under 03BAR-00000-00352 and 3/24/06, and 05/05/06 and 05/26/06 NBAR under 06BAR-00000-00063.)

ACTION: Moved by Ravatt, seconded by Barry and carried by a vote of 4 to 0 to 1 (Small abstained due to a conflict of interest. Hurley absent) to continue 06BAR-00000-00063 for further preliminary approval. The following comments were made:

- **Plan No. 3 – Early California: Consider a 2’x2’ or 16’ bathroom window.**
- **Duplex needs more articulation in both the front and back and should resemble articulation of the other homes.**
- **Need to provide lighting and fencing plans for review.**

Public Comments:

- **Susanne Schwartz, neighbor, stated her concern regarding two specific Eucalyptus trees and requested assurance they will be removed. Ms. Schwartz also stated her concern regarding the No. 58 duplex house and the views into her private residence from that duplex and asked what type of walls are being proposed to help obstruct views.**
- **Donna Jennings, neighbor, stated her concern with the design, the grading guidelines, and privacy issues and thought the plans, aesthetically and privacy wise, are not consistent with the Guidelines.**
- **Dale Anderson, neighbor, presented a letter and photo documentation regarding the grading of the proposal and explained that steep slope gradients are resulting in extreme elevation differences between his property and the proposal. Mr. Anderson explained the proposal directly abuts his property and requested clarification from the applicants as to how the problem can be resolved.**

7. 06BAR-00000-00137 Tinch New Addition Orcutt
06LUP-00000-00581(Joyce Gerber, Planner) **Jurisdiction: Orcutt**

Request of Greg Soto, architect for the owner, Chuck Tinch, to consider Case No. 06BAR-00000-00137 for **conceptual review and preliminary/final approval of a new, approximately 4,244 square foot, two-story commercial building and an approximately 441 square foot addition.** The following structure currently exists on the parcel: 960 square foot commercial building. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-101-006, located at **350 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

ACTION: Moved by Ravatt, seconded by Barry and carried by a vote of 5 to 0 (Hurley absent) to continue 06BAR-00000-00137 for further preliminary approval/final approval. The following comments were made:

- **Return with a landscape and irrigation plan that is prepared by a landscape architect, that depicts proposed plantings, existing plantings, and irrigation.**
- **Elevations are not drawn correctly. Front, side and rear elevations do not correspond to one another. They are missing roof elements and seismic separation details.**
- **Building appears to be top heavy. Re-evaluate the height of the structure.**
- **Reconsider the height of the porch so that it is more inviting.**
- **Indicate curb cut on the corner.**
- **Take the slope out to the property line to clarify how the building will fit on the property.**

**8. 05BAR-00000-00034 Cisneros Additions Santa Maria
05DVP-00000-00007 (Brian Tetley, Planner) Jurisdiction: Development Plan**

Request of Mr. Gil Rodriguez of PCR Design and Construction, agent for the land owner, Mr. Juan Cisneros, Better Cooling, to consider Case No. 05BAR-00000-00034 for **further conceptual review/preliminary approval of a proposed agricultural cooler addition of approximately 13,650 square feet, box storage warehouse of approximately 24,000 square feet, shade canopy of approximately 7,000 square feet, 8 foot-tall CMU wall, and screening landscaping.** The following structures currently exist on the parcel: produce cooling facility of approximately 13,650 square feet. The proposed project will require approximately 766 cubic yards of cut and approximately 339 cubic yards of fill. The property is a 20 acre parcel zone U and shown as Assessor's Parcel Number 129-010-035, located at **2780 Telephone Road**, in the Santa Maria area, Fifth Supervisorial District. (Continued from 4/08/05 SBAR and 03/24/06 NBAR).

ACTION: Moved by Ravatt, seconded by Small and carried by a vote of 5 to 0 (Hurley absent) to grant preliminary approval to 05BAR-00000-00034. Applicant is to return for final approval on consent. The following comments were made:

- **Consider removing the ivy Geranium and Gazania, unless it is used directly around the building,**
- **Specify the type of juniper that you plan to use.**
- **The NBAR prefers the Myoporium Laetum over the proposed vines.**
- **Show what will be used on top of the wall. A concrete masonry unit cap block would probably be more attractive instead of the standard grout cap.**

Kevin Small disclosed that he had submitted a letter to Commissioner Valencia on March 29, 2006 stating the NBAR's position that Avocado trees would be an appropriate solution for screening in the area of the proposal.

There being no further business to come before the North Board of Architectural Review, Chair Ravatt moved, seconded by Small, and carried by a vote of 5 to 0 (Hurley absent) to adjourn the meeting until 8:30 A.M. on Friday, July 28, 2006 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 1:32 P.M.