



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: July 20, 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**

Kevin J. Small **Vice-Chair**
Greg Ravatt
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 the Chair Hurley at 9:00 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

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: Dominick Barry.

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: None

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: No changes to the standard agenda.

III. MINUTES: Small moved, seconded by King and carried by a vote of 4 to 0 (Ravatt, Barry absent) to approve the Minutes of June 29, 2007, as revised.

IV. CONSENT AGENDA:

C-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 **final approval on consent 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, 6/8/07 and 6/29/07)

ACTION: King moved, seconded by Small and carried by a vote of 4 to 0 (Barry, Ravatt absent) to grant final approval on consent of 07BAR-00000-00100 as presented.

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS: Chair Hurley reminded the NBAR that Diane Black will be presenting a discussion item regarding Conceptual Review and Project Findings forms at the next meeting scheduled for August 10, 2007.

VI. STAFF UPDATE: Chair Hurley announced that Sandy Devine has declined her position as an alternate landscape architect for the NBAR. The NBAR is still seeking an alternate landscape architect and the position is open for qualified candidates.

VII. STANDARD AGENDA:

1. 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 **preliminary/final approval 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 and 6/29/07)

ACTION: Small moved, seconded by King and carried by a vote of 4 to 0 to 1 (Ravatt abstained, Barry absent) to grant preliminary/final approval of 06BAR-00000-00141 as presented. The following comment was made:

NBAR COMMENTS:

- **Applicant to submit color board to be approved.**

2. 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 **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 and 6/29/07)

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

NBAR COMMENTS:

- **Remove the three appliances on the side elevation.**
- **Use deep water tree irrigation devices on all street tree landscaping.**

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, 109-200-013, 109-200-015, and 109-200-016, located at **3400 – 3550 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 3/24/06 and 6/8/07)

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

NBAR COMMENTS:

- **Southeastern portion of project site could be safety issue. Consider adding security lighting to this area.**
- **Consider replacing palm trees with landscaping that would provide protection from the wind and sun.**
- **Northwest corner of project is a significant public viewing area. Study alternative site layout designs that the replaces drive through facility with additional landscaping.**
- **Realignment of main entrance off of Orcutt Road entry with courtyard is preferred over previous layout.**
- **Tower element of Building 'A' needs more study and may not be needed.**
- **Tower element of Building 'A' may not be needed.**
- **Courtyard area must be protected from wind and afternoon sun. Study courtyard area and the use of additional landscaping and/or wall with glass.**

**6. 07BAR-00000-00179 Hayes Family Trust Winery/Storage Building Lompoc
(No Planner Assigned) Jurisdiction: Ridgeline-Rural**

Request of David Yum, agent for the owner, Mr. Fred Hayes, to consider Case No. 07BAR-00000-00179 for **conceptual review of a winery and storage building of approximately 1,735 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 11,000 cubic yards of cut and approximately 8,800 cubic yards of fill. The property is a 437.17 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-150-009, located at **3000 Sweeney Canyon Road** in the Lompoc area, Third Supervisorial District.

ACTION: Project received conceptual review only. No action taken. The following comment was made:

CBAR COMMENT:

- **Any areas disturbed by grading and construction shall be restored to natural condition. Salvage topsoil for reseedling.**

**7. 07BAR-00000-00176 Dieberg Vineyard Santa Rita Winery Lompoc
06DVP-00000-00020 (Florence Trotter-Cadena, Planner) Jurisdiction: DVP**

Request of Steve Martin, agent for the owners, Jim and Mary Dierberg, to consider Case No. 07BAR-00000-00176 for **conceptual review/preliminary approval of an existing barn to be converted into a new winery of approximately 3,000 square feet.** The following structure currently exists on the parcel: a barn of approximately 3,000 square feet. The proposed project will require approximately 13,000 cubic yards of cut and approximately 13,000 cubic yards of fill. The property is a 136.35 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number

099-170-048, located at **6645 East Highway 246** in the Lompoc area, Third Supervisorial District.

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

NBAR COMMENTS:

- **Provide landscape plan that used native trees (i.e., oak trees). Trees should be clustered around patio area, structure, and project site.**
- **Return with sign plan.**
- **Consider adding wood trellis to existing structure.**

There being no further business to come before the North Board of Architectural Review, Board Member Hurley moved, seconded by Small, and carried by a vote of 5 to 0 (Barry absent) to adjourn the meeting until 9:00 A.M. on Friday, August 10, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 12:20 P.M.