



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: July 28, 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 9:11 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT: Jared Hurley.

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 5.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

- Chuck Williams, President of Residents for Old Town Orcutt Preservation (ROTOP), spoke concerning his group's concern over the parking situation in Old Town Orcutt and the lack of on-site parking being proposed on recently approved and pending projects. He stated that his group is not opposed to development in Orcutt, but that all development should be required to provide on-site parking.

Adam Baughman, Planner III and NBAR liaison, explained to Mr. Williams that the amount and location of parking required of development within Old Town and the County is not within the purview of the NBAR and is determined by the Zoning Ordinance. Mr. Baughman stated that he had spoken with Mr. Williams before and that he continues to encourage Mr. Williams to work with the County's Comprehensive Planning Division (Stephen Peterson, Supervising Planner), as it is that division that would initiate a change to the ordinance if it is determined to be within the public interest.

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

Item No. C-1, Ellis New Mixed Use, has been continued to the meeting of August 18, 2006.
Item No. C-2, Lopez New Residence, has been dropped from the Consent Agenda.
Item No. 1, Ponto Development, has been dropped from the Standard Agenda.
Item No. 5, Tinch New Addition, has been continued to the meeting of August 18, 2006.

III. MINUTES: Moved by Ravatt, seconded by King, and carried by a vote of 5 to 0 (Hurley absent) to approve the Minutes of July 7, 2006 as amended.

IV. CONSENT AGENDA: Reviewed by Kevin Small.

C-1. 05BAR-00000-00129 Ellis New Mixed Use Building Orcutt
05LUP-00000-00776 (Joyce Gerber, Planner) Jurisdiction: Old Town Orcutt

Request of Glenn Ellis, owner, to consider Case No. 05BAR-00000-00129 for **final approval on consent 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 06/24/05 and 08/19/05 County BAR and 07/07/06 NBAR.)

ACTION: Ravatt moved, seconded by Small, and carried by a vote of 5 to 0 (Hurley absent) to continue 05BAR-00000-00129 to the August 18, 2006 NBAR meeting. *See agenda status report.*

C-2. 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 on consent of a new residence and secondary unit with an approximately 1,887 square foot main living space, second unit of approximately 845 square feet, garage of approximately 845 square feet, porch of approximately 381 square feet and 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 04/14/06, 05/26/06, and 07/07/06 NBAR.)

ACTION: Ravatt moved, seconded by Small, and carried by a vote of 5 to 0 (Hurley absent) to drop 06BAR-00000-00082 from the Consent Agenda. *See agenda status report.*

C-3. 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 **final approval on consent 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 structure currently exists 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 04/08/05 SBAR and 03/24/06 and 07/07/06 NBAR.)

ACTION: Ravatt moved, seconded by Small, and carried by a vote of 5 to 0 (Hurley absent) to grant final approval of 05BAR-00000-00034 as presented.

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS:

- Kevin Small indicated that he and Craig Atkinson had recently attended the County's Ethics mandatory training but have yet to be able to get a clear answer from County Counsel concerning NBAR members representing their respective projects before the NBAR. Both Mr. Small and Mr. Atkinson stated that Sole Proprietors with no employees obviously had no choice but to represent their projects, but it is unclear if that is the case for architects with employees. Adam Baughman indicated he would send a status-request e-mail to County Counsel to inquire.

VI. STAFF UPDATE:

- Adam Baughman stated that the Planning & Development department has selected Mr. John Baker as the department's Director and that Mr. Baker has already started in his position with Planning & Development.
- Mr. Baughman also stated that at the Board of Supervisor's hearing of July 25, 2006, the Board adopted the Old Town Orcutt Design Guidelines and Streetscape Plan. In doing so, the Old Town Orcutt Architectural Review Committee was dissolved and review of all Old Town proposals rests solely with the NBAR.

VII. STANDARD AGENDA:

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

Request of Tom B. Martinez, architect for the owner, Dr. Tom Ponto to consider Case No. 06BAR-00000-00069 for **final approval of a four 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 and 06/16/06 NBAR.)

ACTION: Ravatt moved, seconded by Small, and carried by a vote of 5 to 0 (Hurley absent) to drop 06BAR-00000-00069 from the Standard Agenda. See agenda status report.

**2. 06BAR-00000-00141 Al & Laura Dias New Development Orcutt
06PRE-00000-00010 (Adam Baughman, Planner) Jurisdiction: Old Orcutt**

Request of Gil Palacios architect for the owners, Al and Laura Dias, to consider Case No. 06BAR-00000-00141 for **conceptual review of a new 2-story commercial building of approximately 12,100 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 800 cubic yards of cut, approximately 1100 cubic yards of fill. The property is a 7,500 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-073-009, located at **153 East Clark Avenue** in the Old Orcutt area, Fourth Supervisorial District.

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

- **This project, in conjunction with the adjacent proposed project, have the potential to significantly change downtown Old Orcutt.**
- **The NBAR is concerned about the height, bulk, and scale of this project in contrast to existing adjacent development. They have the potential to become the center of downtown. It tends to dwarf existing development. Return with a streetscape rendering showing adjacent and nearby development.**
- **Upper and center cantilevered elements seem to heavy and are adding too much mass, consider revising.**
- **The proposal is very massive, consider designing the project to the “human scale” with covered walkways, canopies, light fixtures, outdoor furniture, etc. Visualize it as a place for people to come to Old Town and stay for a while.**
- **Consider a setback with a courtyard area that would be very inviting for pedestrians.**
- **Look to define the character and style. The style seems to be a mix of Western Storefront and Canary Row. Look to the newly adopted Guidelines for help.**
- **Give some attention to the rear elevation.**
- **Reconsider door placements.**

3. **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 **final 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, 06/16/06, and 07/07/06 NBAR.)

ACTION: Moved by Ravatt, seconded by Atkinson, and carried by a vote of 4 to 0 to 1 (Hurley absent; Small recused himself from discussion of this item) to grant final approval of 05BAR-00000-00284 with the following comments:

- **Add note to plans to include half-round gutters.**
- **Resolve stair issue on Sheet L-3.**
- **Groundcover may be too uniform, consider more than one type for each house.**
- **Consider more native groundcovers.**

4. 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 **further 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 01/9/04, 01/30/04 and 03/26/04 County BAR under 03BAR-00000-00352 and 03/24/06, 05/05/06, 05/26/06, and 07/07/06 NBAR under 06BAR-00000-00063.)

ACTION: Moved by Ravatt, seconded by Atkinson, and carried by a vote of 4 to 0 to 1 (Hurley absent; Small recused himself from discussion of this item) to continue 06BAR-00000-00063 for further preliminary approval with the following comments:

- **Resolve where eave corner and fascia meet on the Early California Duplex.**
- **The symmetry of the duplex units makes them stand out from the rest of the subdivision. Restudy the elevation to make it read like the other Single Family Dwellings.**
- **Add the loft restrictions from the Conditions of Approval to the site and floor plans.**
- **Consider more random groupings of trees at the edges to the open space.**
- **NBAR supports the request for using fewer, larger trees to comply with the required replacement mitigation instead of the typical 10:1 ratio using one-gallon trees.**
- **Consider adding separate pedestrian walks to the front doors (other than making pedestrians use the driveways) where appropriate.**
- **Look for opportunities to do small, intensely planted areas in front/side yard plantings.**
- **Splitting the turf in the front yards makes them unusable (such as on Plan 3) and homeowners will be less likely to maintain them. Consider revising to limit small turf areas and combine into larger turf areas.**
- **Consider using the same plantings proposed in the retention basin area in the front yards.**
- **The exterior house lighting fixture style should be consistent with the particular elevation style of the respective home. Don't use the craftsman style fixtures for every elevation.**
- **Consider different wall treatment on the southern perimeter wall.**

5. 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 **further conceptual review/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. (Continued from 07/07/06 NBAR.)

ACTION: Ravatt moved, seconded by Small, and carried by a vote of 5 to 0 (Hurley absent) to continue 06BAR-00000-00137 to the August 18, 2006 NBAR meeting. See agenda status report.

6. 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/preliminary approval 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 05/05/06 and 06/16/06 NBAR.)

ACTION: Ravatt moved, seconded by King, and carried by a vote of 5 to 0 (Hurley absent) to continue 06BAR-00000-00100 for further conceptual review/preliminary approval with the following comments:

- **NBAR would not be opposed to allowing the minor height increases above 18-ft on the requested home sites.**
- **Be sure to carry detail from the design drawings to the CAD drawings.**
- **Planner needs to attend the next meeting as the NBAR wants to ensure that the project has been reviewed for conformance with the detailed Specific Plan.**
- **NBAR typically reviews the house placement on lots at the preliminary stage. Applicant states they have spoken with P&D and are not required to provide this level of detail at this time. Planner to verify this communication.**

7. 06BAR-00000-00167 Will New Mixed Use Commercial Project Orcutt
(No Planner assigned) Jurisdiction: Orcutt

Request of Ms. Laurie Tamura, agent for the owner, John J. Will Family LP, to consider Case No. 06BAR-00000-00167 for **conceptual review of a new mixed use commercial project as follows: Building A: approximately 24,646 square feet; Building B: approximately 14,974 square feet; Building C: approximately 7,194 square feet; and Building D: approximately 35,166 square feet for a total of 81,980 square feet.** The following structures currently exist on the parcel: restaurant of approximately 1,456 square feet; florist shop of approximately 740 square feet; office building of approximately 22,980 square feet; and eight light industrial buildings of approximately 17,762 square feet for a total of 42,938 square feet. The proposed project will require approximately 10,000 cubic yards of cut and approximately 8,000 cubic yards of fill. The property is a 7.8 acre parcel zoned OT-R14/GC and shown as Assessor's Parcel Numbers 105-091-001 and 105-091-006, located at **200 Block of South Broadway Street** in the Orcutt area, Fourth Supervisorial District.

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

- **Be sure to carry detail from the design drawings to the CAD drawings.**
- **Make sure that parking space sizes work.**
- **Because of its size and location next to the street, the proposed gazebo park may not be used as often as anticipated. (Applicant stated that the BOS asked for this element).**
- **Study the pedestrian flow through the center of the project. Consider using pathways with different materials (i.e., bricks or pavers through the asphalt) to guide pedestrian flow.**
- **Be sure to design for drainage.**

8. 05BAR-00000-00296 Harps Springs Monument Signs Orcutt
TM 14, 478/05CUP-00000-00078 (Joyce Gerber, Planner) Jurisdiction: Signage

Request of Capital Pacific Homes, agent for the owner, Harpstone Partnership, to consider Case No. 05BAR-00000-00296 for **preliminary approval of a primary monument sign of approximately 40 square feet and a secondary monument sign of approximately 20 square feet.** No structures currently exist on the parcel. No grading is associated with this project. The property is a 20 acre parcel zoned PRD and shown as Assessor's Parcel Number 103-200-026, located at **Harp Springs Road** in the Orcutt area, Fourth Supervisorial District.
(Continued from 01/27/06 NBAR.)

ACTION: Moved by Ravatt, seconded by King, and carried by a vote of 4 to 0 to 1 (Hurley absent. Small abstained) to grant preliminary approval of 05BAR-00000-00296, as presented. Applicant is to return for final approval on consent. No additional comments were made.

There being no further business to come before the North Board of Architectural Review, Board Member Ravatt moved, seconded by Barry, and carried by a vote of 5 to 0 (Hurley absent) to adjourn the meeting until 9:00 A.M. on Friday, August 18, 2006 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 3:44 P.M.