

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: August 10, 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 9:00A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Dominick Barry
Gregg Ravatt
Jared Hurley - Chair
Kevin J. Small - Vice Chair
Craig Lewis Atkinson - Alternate
Yesenia Valero - NBAR Secretary
Brian Tetley - Planner III

BOARD MEMBERS ABSENT: Jim King

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

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

III. MINUTES: Small moved, seconded by Hurley and carried by a vote of 4 to 0 to 1 (Barry abstained, King absent) to approve the Minutes of July 20, 2007.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:

V. STAFF UPDATE: Brian Tetley introduced himself to the NBAR members and stated he would be substituting this meeting for John Zorovich while out on vacation.

VI. STANDARD AGENDA:

VII. DISCUSSION ITEM

- 1. Revised BAR Forms:** Dianne Black presented the new Conceptual Review and Project Findings forms. The NBAR members inquired how the forms would benefit them and the applicant. The form will handle the findings in a more precise way. The Conceptual Review Checklist form will be used at the next NBAR meeting on August 31, 2007.

The NBAR members would like to further discuss the use of the Project Findings form and will continue the item for further discussion on August 31, 2007.

1. **Olivera New Single**
07BAR-00000-00189 Family Dwelling, Shop & Grading Santa Maria
07LUP-00000-00492 (Joyce Gerber, Planner) Jurisdiction: Ridgeline - Rural

Request of Merry Feliz Design, architect for the owner, Craig Olivera, to consider Case No. 07BAR-00000-00189 for **conceptual review of a new residence with attached garage of approximately 3,085 square feet and shop of approximately 880 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,200 cubic yards of cut and approximately 2,340 cubic yards of fill. The property is a 39,895.74 square foot parcel zoned U and shown as Assessor's Parcel Number 129-170-016, located at **5925 Dominion Road** in the Santa Maria area, Fifth Supervisorial District.

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

NBAR COMMENTS:

- **Architecture is nice.**
- **Restudy circulation plan to ensure adequate widths.**
- **Return with landscape plan.**
- **Return with post, railing, and stone details for chimney.**
- **Landscape should be integrated into the site to avoid an engineered slope appearance.**
- **Revise grading plan to accurately characterize slopes and depict all necessary retaining walls.**
- **Applicant to return for Preliminary/Final Approval.**

2. **Church of Jesus Christ**
07BAR-00000-00151 of Latter Day Saints Alteration Orcutt
07LUP-00000-00393 (Dana Carmichael, Planner) Jurisdiction:-Orcutt

Request of Harris Architecture & Design, architect for the owners, Church of Jesus Christ of Latter Day Saints, to consider Case No. 07BAR-00000-00151 for **final approval of the removal of the existing masonry tower to be replaced with an aluminum steeple.** No additional space will be added. The following structure currently exists on the parcel: church of approximately 21,000 square feet. The proposed project will not require grading. The property is a 4.7 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 103-070-017, located at **1219 Oak Knoll Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 7/20/07)

ACTION: Hurley moved, seconded by Small and carried by a vote of 5 to 0 continue item 07BAR-00000-00151 (King absent). Applicant to return for final approval. The following comments were made:

NBAR COMMENTS:

- **Return with options for more muted steeple color.**
- **Utilize "Meseta" field ledge stone veneer.**
- **Applicant to return for final approval.**

3. 07BAR-00000-00120 Village Bakery Sign Lompoc
07SCC-00000-00004 (Tammy Weber, Planner) **Jurisdiction: Sign**

Request of Ramon Diaz, agent for the owner, Rafael Hernandez, to consider Case No. 07BAR-00000-00120 for **final approval of one hall sign of approximately 16' x 16' square feet. This is an existing lighted sign with the proposed business name to be inserted.** The following structures currently exist on the parcel: commercial building of approximately 10,500 square feet with nine tenant spaces. The proposed business will be occupying one tenant space of approximately 1,600 square feet. The proposed project will not require grading. The property is a 102,000 square foot parcel zoned SC and shown as Assessor's Parcel Number 097-111-004, located at **1434 Burton Mesa Boulevard** in the Lompoc area, Fourth Supervisorial District (Continued from 6/8/07)

ACTION: Hurley moved, seconded by Small and carried by a vote of 5 to 0 (King absent) to grant final approval of 07BAR-00000-00120 as presented.

4. 07BAR-00000-00192 Seruto Single Family Dwelling Addition & Remodel Orcutt
(No planner assigned) **Jurisdiction: OTO**

Request of John Didion, agent for the owner, James Seruto, to consider Case No. 07BAR-00000-00192 for **conceptual review of an addition and remodel to an existing residence of approximately 432 square feet.** The following structures currently exist on the parcel: single family dwelling of approximately 892 square feet, detached garage of approximately 400 square feet, shed of approximately 216 square feet and covered patio of approximately 112 square feet. The proposed project will not require grading. The property is a 8,000 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-104-014, located at **410 Union Avenue** in the Orcutt area, Fourth Supervisorial District.

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

NBAR COMMENTS:

- **Good project and presentation.**
- **Denote plans to match existing house.**

5. 07BAR-00000-00193 Old Mill Fence Orcutt
07RMM-00000-00006 (John Zorovich, Planner) **Jurisdiction: OTO**

Request of Erik Vasquez, agent for the Old Mill Fence, to consider Case No. 07BAR-00000-00193 for **conceptual review/preliminary approval of the replacement of cedar wood fencing in place of previously required masonry walls of approximately 8,171 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 20 acre parcel zoned DR 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.

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

NBAR COMMENTS:

- **NBAR recommends that the fences backing up to the central open space area remain as previously proposed (three-foot tall block wall with wrought iron above).**
- **Board supports other proposed wooden fences with non-destructive posts.**

6.	06BAR-00000-00069	Ponto Development	Old Orcutt
	06DVP-00000-00001 (John Zorovich, Planner)		Jurisdiction: DVP

Request of Ravatt Albrecht & Associates, architect for Dr. Tom Ponto, Owner, to consider Case No. 06BAR-00000-00069 for **final approval of a 4 unit apartment complex of approximately 7,568 square feet of residential development and approximately 2,021 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 OTR-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 4/14/06, 6/16/06, 7/28/06)

ACTION: Small moved, seconded by Atkinson and carried by a vote of 3 to 0 continue item 06BAR-00000-00069 (Barry, Ravatt recused, King absent). The following comments were made:

NBAR COMMENTS:

- **Project has improved considerably.**
- **Depict roof equipment screen.**
- **Applicant to return for final on consent.**

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 (King absent) to adjourn the meeting until 9:00 A.M. on Friday, August 31, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 11:35 A.M.