

# COUNTY OF SANTA BARBARA



---

**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: August 18, 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**  
David Villalobos, **Board Assistant**

---

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Ravatt at 9:20 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  
Dominick Barry  
Craig Lewis Atkinson - Alternate  
David Villalobos - Board Assistant  
Yesenia Valero  
Adam Baughman - Planner III

**BOARD MEMBERS ABSENT:** Jared Hurley

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 5

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** None

**III. MINUTES:** Small moved, seconded by Barry and carried by a vote of 5 to 0 (Hurley absent) to approve the Minutes of July 28, 2006.

**IV. CONSENT AGENDA:** Reviewed by Greg Ravatt and Kevin Small:

**C-1. 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 on consent 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, 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 grant final approval on consent of 05BAR-00000-00293.**

**C-2. 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 **final approval on consent 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 and 07/28/06 NBAR.)

**ACTION: Ravatt moved, seconded by Small, and carried by a vote of 5 to 0 (Hurley absent) to grant final approval on consent of 05BAR-00000-00296.**

**C-3. 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 grant final approval on consent of 05BAR-00000-00129.**

**V. NBAR MEMBERS INFORMATIONAL BRIEFINGS.**

- The NBAR currently has an alternate position open. Sandy Devine, landscape architect, has expressed an interest in that position. This would be very helpful in cases when Kevin Small, the NBAR's only current landscape architect, needs to recuse himself from discussion of items. The MBAR and SBAR have also had problems when their landscape architects need to step down. Chair Ravatt will follow up with the Fourth and Fifth District offices in getting Sandy on-board.

**VI. STAFF UPDATE:**

- Adam Baughman stated that Barbara Walsh is no longer the NBAR & CBAR secretary and that a recruitment for her replacement is underway. In the meantime, David Villalobos will assume NBAR and CBAR secretary duties.
- Adam Baughman stated that Deputy Director of Development Review-South Steven Chase has accepted a position as the Planning Director for the City of Goleta and his last day with the County will be September 1, 2006.
- Mr. Baughman introduced the new Planning Director John Baker who was in attendance as an observer.
- Mr. Baughman provided the NBAR members with the submittal requirements for NBAR review for Conceptual, Preliminary & Final and suggested that the NBAR members be provided with a copy of the complete NBAR Application in order to provide comments they may have on the application.

**VII. STANDARD AGENDA:**

1. **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 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. (Continued from 07/07/06 NBAR.)

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

- Restudy the brackets and beam between the 1<sup>st</sup> and 2<sup>nd</sup> floors.
- Since the bottom floor could be retail, consider more windows for display purposes (which may require relocation of the elevator and/or restroom).
- Consider larger / taller windows on the 1<sup>st</sup> floor, and taller door openings.
- Restudy the railing details; spacing will need to be much closer than you have drawn which could significantly alter the aesthetics of the building.
- Thick double-beam element creates another plane and may make the front elevation less inviting.
- Restudy the shutters as they aren't sized to fit the windows. They may not be necessary under the porch as well.
- Add downspouts to drawings as they can significantly affect the aesthetics.
- Show the silhouettes of the buildings beyond it.
- Plantings are too close to the sidewalk and will need constant trimming. Consider relocating plantings farther from sidewalk.
- In general, the project appears overplanted.

- Review proposed plants for water requirements.
- Check with the Roads Division to determine if Birch trees are acceptable street trees.
- Symbols of the planting plan are very similar and difficult to distinguish; consider revising.

2. **06BAR-00000-00199** **Terrace Ranch** **Orcutt**  
**TM 14,330** (John Zorovich, Planner) **Jurisdiction: Development Plan**

Request of Eileen Dickey, developer for A.G. Spanish Oaks, LLC, to consider Case No. 06BAR-00000-00199 for **conceptual review of 17 new single family residences between approximately 1,339 and 2,845 square feet each.** The following four structures currently exist on the parcel as follows: an approximately 1,500 square foot house, an approximately 1,500 square foot garage, an approximately 700 square foot carport, and an approximately 3,500 square foot apartment building. The proposed project will require approximately 14,813 cubic yards of cut and approximately 10,965 cubic yards of fill. The property is a 5.39 acre parcel zoned single family DR3.3 and shown as Assessor's Parcel Number 129-280-021, located at **5320 and 5330 Stillwell Road** in the Orcutt area, Fourth Supervisorial District.

**Project received conceptual review only. No action taken. Applicant to return for preliminary. The following comments were made:**

- Be sure to maintain the level of detailing when you move into CAD drawings.
- Left elevation on Plan A shows roof element that is not on the other elevations. Resolve inconsistencies between elevations.
- Return with plant palette and details.

3. **06BAR-00000-00200** **Larwin Pole Sign** **Orcutt**  
**06SCC-00000-00011** (John Zorovich, Planner) **Jurisdiction: Signage**

Request of Outdoor Dimensions, agent for the Larwin Company, to consider Case No. 06BAR-00000-00200 for **conceptual review and preliminary/final approval of a pole sign of approximately 12 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 1.10 acre parcel zoned C-2 and shown as Assessor's Parcel Number 103-750-038, located at **southeast corner of Stillwell Road and Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

**Project received conceptual review only. No action taken. Applicant to return for preliminary/final on consent. The following comments were made:**

- Planner to indicate if there is a time limit associated with the sign (temporary sign?)
- Return with Planner memo indicating time limit on sign.

4. **06BAR-00000-00165** **English-Joseph Mixed-Use Project** **Orcutt**  
**05SPP-00000-00002** (Adam Baughman, Planner) **Jurisdiction: Orcutt**

Request of Coker Ellsworth, agent for English-Joseph Property Investments, to consider Case No. 06BAR-00000-00165 for **conceptual review of a commercial/residential mixed-use project of approximately 98,806 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 34,760 cubic yards of cut, approximately 37,820 cubic yards of fill and approximately 3,060 of import. The property is a 4.3 acre parcel zoned C-2 and shown as Assessor's Parcel Number 103-181-006, located at **250 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

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

- Wall on the southern elevation needs to be addressed. The aesthetics of this elevation are important.
- Underground parking is good, open with lighting and ventilation is good.
- An artist rendering of the parking lot and proposed park from the southern view would be helpful.
- Landscaping will be a key element to this project.

**5. 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 and preliminary approval of: 1) single family homes - seven separate models (new construction) of approximately 1,920 square feet to 2,704 square feet each; 2) project landscaping; and 3) the Lighting Plan.** 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.)

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

- Continue to carry conceptual details through to CAD drawings. Return with both sets of plans.
- Restudy Plan C Farmhouse entrance.
- Provide an exhibit showing the public and privately maintained landscaping areas.
- The Oak Tree Protection Plan should be included with the Landscaping Plan.
- Mowing around the boulders in the neighborhood park will be an ongoing maintenance issue; consider revising.
- The NBAR supports trees located in the parkways. The NBAR seeks to encourage the Public Works Department to allow the trees within their right of way (the parkways) as it will significantly add to the aesthetics of the entire project.
- Allot one hour for next meeting.

*There being no further business to come before the North Board of Architectural Review, Board Member Ravatt moved, seconded by King, and carried by a vote of 5 to 0 (Hurley absent) to adjourn the meeting until 9:00 A.M. on Friday, September 8, 2006 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 1:05 P.M.