



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: August 31, 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:

Dominick Barry
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: None

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: No Changes to the Agenda.

III. MINUTES: Atkinson moved, seconded by Barry and carried by a vote of 4 to 0 to 1 (King abstained, Small absent) to approve the Minutes of August 10, 2007 as revised.

IV. CONSENT AGENDA:

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

Request of Ravatt-Albrecht & Associates, architect for Dr. Tom Ponto, Owner, to consider Case No. 06BAR-00000-00069 for **final approval on consent 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 7/28/06 and 8/10/07)

ACTION: Hurley moved, seconded by King and carried by a vote of 3 to 0 to 2 (Ravatt recused, Barry abstained, Small absent) to grant final approval on consent of 06BAR-00000-00069 as presented.

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS: Chair Hurley announced that there will be a Joint Chair meeting in Santa Barbara on September 10, 2007. He also stated that he will be unavailable to appear and asked if there would be any other NBAR members who would like to attend. Chair Hurley gave a brief overview of the minutes from the Joint PC meeting on June 11, 2007 regarding the use of Conceptual Review Checklist and Project Findings Checklist.

VI. STAFF UPDATE:

VII. STANDARD AGENDA:

VIII. DISCUSSION ITEM

- 1. Revised BAR Forms:** The NBAR members inquired how the Project Finding form would benefit them and the applicant. Chair Hurley requested that the forms be filled out with prior to the meetings with the current case information. The form will handle the findings in a more precise way. The NBAR discussed ways to improve the Project Findings form. Both forms will be used at their next NBAR meeting on September 21, 2007.

1. 07BAR-00000-00151 Church of Jesus Christ 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 and 8/10/07)

ACTION: Ravatt moved, seconded by King and carried by a vote of 5 to 0 (Atkinson present non-voting) to grant final approval of 07BAR-00000-00151 as presented.

2. 07BAR-00000-00189 Olivera New Single 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 **preliminary/final approval 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. (Continued from 8/10/07)

ACTION: Barry moved, seconded by Small and carried by a vote of 5 to 0 (Atkinson present non-voting) to grant preliminary/final approval of 07BAR-00000-00189 as presented. The following comments were made:

NBAR COMMENTS:

- Landscape plan should be more random and planted in clusters for a more natural look.
- Consider using a larger variety of plants in plant palette.
- Slopes need to be hydro seeded.

3. 06BAR-00000-00062 Evergreen Re-Development Orcutt
07DVP-00000-00009 (John Zorovich, Planner) **Jurisdiction: - Orcutt**

Request of Mike Peachey, architect for the owners, Daniel Ringstmeyer and Paul Prather, to consider Case No. 06BAR-00000-00062 for **preliminary approval of a re-development of 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, 6/8/07, and 7/20/07)

ACTION: Ravatt moved, seconded by Barry and carried by a vote of 5 to 0 continue item 06BAR-00000-00062 (Atkinson present non-voting). Applicant to return for preliminary approval. The following comments were made:

NBAR COMMENTS:

- Concerned with public safety issues along south eastern portion of site as it is screened from public view.
- Consider adding security cameras and making area well light in eastern portion of site.
- Plaza area attractive.
- Consider using more "unfriendly" low growing vegetation on rear wall of building 'D' to make it more attractive.
- Study adding architecture articulation or paint variations on rear wall of building 'D' to make it more attractive.
- Consider relocating small planter in southeast corner of project site to rear of building 'D' and use of vines to make south wall facing Lakeview more attractive and less attractive to graffiti.
- Study the affect the change in building pad elevations has on exterior elevations of buildings.
- Strongly recommend preliminary approval.

4. 07BAR-00000-00218 Green New Commercial Facade Orcutt
07LUP-00000-00572 (Dana Carmichael, Planner) **Jurisdiction: - OTO**

Request of Jerry Shepherd, agent for the owner, Martha Green, to consider Case No. 07BAR-00000-00218 for **conceptual review of reface of an exterior façade.** The following structure currently exists on the parcel: commercial building of approximately 2,900 square feet. The proposed project will not require grading. The property is a 13,250 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-073-016, located at **105 East Clark** in the Orcutt area, Fourth Supervisorial District.

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

NBAR COMMENTS:

- **Consider reducing the amount of different building materials on front elevations.**
- **Overhangs need additional articulation.**
- **Consider making more space on building for sign.**
- **Recommend reviewing the Orcutt Old Town Design Guidelines.**

5. 07BAR-00000-00199 St. Joseph High School Addition Orcutt
07DVP-00000-00020 (Michael Hays, Planner) Jurisdiction: - Orcutt

Request of David Swenk, agent for the owner, Archdiocese of Los Angeles, St. Joseph High School, to consider Case No. 07BAR-00000-00199 for **conceptual review/preliminary approval of a master plan build-out to include a chapel/theology center, fine arts center, maintenance, and expanded athletic/meeting room of approximately 39,195 square feet.** The following structures currently exist on the parcel: administration building, gymnasium, classroom buildings, office portables, library, and football stadium of approximately 79,567 square feet. The proposed will require minor grading. The property is a 15.5 acre parcel zoned PI and shown as Assessor's Parcel Number 107-240-015, located at **4120 Bradley Road** in the Orcutt area, Fourth Supervisorial District.

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

NBAR COMMENTS:

- **Consider placing lighted message board or list of school athletic achievements on western elevation of Athletic Center.**
- **Concerned with traffic flows onto Foster Road.**
- **Rear of Fine Arts building needs improvement and more articulation.**
- **Addition creates rear entrance feeling from Bradley Road. Strong sense of presence and entrance from Bradley road has been removed. Consider alternative site layout to preserve a strong entrance into school site.**
- **Study limiting the articulated façade to just a few building to make it stand out more.**
- **Study student access from locker room to athletic fields.**

6. 02BAR-00000-00022 Stonegate New Subdivision Orcutt
07ZCI-00000-00029 (Dana Carmichael, Planner) Jurisdiction: - OTO
07ZCI-00000-00030
07ZCI-00000-00031

Request of Anthony Wells, agent for the owner, Stonegate Orcutt Ventures, LLC, to consider Case No. 02BAR-00000-00022 for **preliminary/final approval of 3 new plans for the Stonegate subdivision project.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7.91 acre parcel zoned SLP and shown as Assessor's Parcel Numbers 105-390-002, 105-390-003, and 105-390-004, located at **West Rice Ranch Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 3/01/02)

ACTION: Atkinson moved, seconded by Barry and carried by a vote of 5 to 0 (Small recused) to grant preliminary/final approval of 02BAR-00000-00022 as presented.

7. **03BAR-00000-00040** **Duckett Duplex** **Lompoc**
03CUP-00000-00010 (Florence Trotter-Cadena, Planner) **Ridgeline: - N/A**

Request of Chris Thomas, agent for the owner, Mike Duckett, to consider Case No. 03BAR-00000-00040 for **further conceptual review of a new duplex with two enclosed porches of approximately 1,800 square feet.** The following structure currently exists on the parcel: A carwash of approximately 1,800 square feet. The proposed project will not require grading. The property is a 33,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-002, located at **178 Burton Mesa** in the Lompoc area, Fourth Supervisorial District. (Continued from 3/28/03)

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

NBAR COMMENTS:

- **Soffit needs to be raised.**
- **Return with detail landscape plan depicting location and size of oak trees, size and number of plants in plant palette, and a tree protection plan.**
- **Landscape plan should define useable yard and residential rental space.**
- **Planner to provide memo to clarify whether a carport can be included in project design.**
- **Need to provide architectural details.**

There being no further business to come before the North Board of Architectural Review, Board Member Barry moved, seconded by Small, and carried by a vote of 5 to 0 (Atkinson present non-voting) to adjourn the meeting until 9:00 A.M. on Friday, September 21, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 12:50 P.M.