



# COUNTY OF SANTA BARBARA

**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: September 8, 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**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Ravatt at 9:10A.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 Roger 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 15

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

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

**III. MINUTES:** Barry moved, seconded by Atkinson and carried by a vote of 5 to 0 (Hurley absent) to approve the Minutes of August 18, 2006.

## **IV. CONSENT AGENDA:**

**C-1. 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 Barry, and carried by a vote of 5 to 0 (Hurley absent) to grant final approval on consent of 06BAR-00000-00082 with the following comments were made:**

- **Make chimney wider.**
- **Siding for Chimney is ok.**
- **Detail for window sill is 2x3 sill with coved apron provide fiberglass tuscan columns similar to turncraft or equal not stucco column.**
- **Simulated wood railing is trex or equal.**

**V. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** None

**VI. STAFF UPDATE:** Adam Baughman handed out the County's BAR packet for application submittal for the NBAR members to review and comment. Greg Ravatt asked that some time be agendized at the next meeting to allow for a discussion of the comment.

**VII. STANDARD AGENDA:**

**1. 06BAR-00000-00211 Chevron Products Company Monument Signs Santa Maria  
06SCC-00000-00012 (Joyce Gerber, Planner) Jurisdiction: Signage**

Request of Hermon Hairer, agent for the owners, Chevron Products Company, to consider Case No. 06BAR-00000-00211 for **conceptual review of two monument signs with 107 total square feet, canopy with two walls of 25.50 total square feet and a building with two walls of approximately 25.50 total square feet.** The following structures currently exist on the parcel: fueling canopy of approximately 4,230 square feet and mini market of approximately 925 square feet. The proposed project will not require grading. The property is a 1.42 acre parcel zoned CN and shown as Assessor's Parcel Number 109-200-032, located at **3580 Santa Maria Way** in the Santa Maria area, Fifth Supervisorial District.

**ACTION: Ravatt moved, seconded by King, and carried by a vote of 4 to 0 (Hurley and Small absent) to continue 06BAR-00000-00211 to a future meeting.**

**2. 06BAR-00000-00215 Gloria Dei Lutheran Church Addition Santa Maria  
06CUP-00000-00053 (Joyce Gerber, planner) Jurisdiction: Zone Dist. Req. (DR)**

Request of Charles Cebulla, architect for the owner, Pastor Greg Kintzi, to consider Case No. 06-BAR-00217 for **conceptual review and preliminary approval of addition to existing church building of approximately 5,525 square feet.** The following structures currently exist on the parcel: church assembly of approximately 4,780 square feet. The proposed will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 2.97 acre parcel zoned DR and shown as Assessor's Parcel Number 107-250-015, located at **4380 Orcutt Road** in the Santa Maria area, Fifth Supervisorial District.

**Project received conceptual review only. No action taken. Applicant to return for further conceptual review. Ravatt recused himself from discussion of this item. The following comments were made:**

- **The plans will need to incorporate the existing building as the proposed development will essentially be one large building. Show this building in the elevations.**
- **Restudy the front tower element, consider increasing the height. The western and southern elevations are also a bit weak in presentation.**
- **The base of the building on the western elevation is very important as it is the main presentation to the street.**
- **Reconsider the use of flat arches on the northern elevation. Avoid mixing flat and curved arches.**
- **Reconsider the use of handrails on the northern elevation. If you are using a 20:1 slope for the ADA ramp, handrails are not required.**
- **The northern elevation is mostly hardscape; consider adding additional landscaping.**
- **Return with roof plans, conceptual landscaping plans, material samples and elevations showing the existing and proposed building.**

**3. 06BAR-00000-00217 Village Gas Inc. Alteration of Service Station Lompoc  
06LUP-00000-00787 (Jeanne Bozzano, Planner) **Jurisdiction: Commercial****

Request of Roman Ponce, agent for the owner, Joe Singh, to consider Case No. 06BAR-00000-00217 for **conceptual review and preliminary approval of a conversion of existing service bays and service repair shop to a mini-mart; this interior remodel is approximately 1,248 square feet.** The following structures currently exist on the parcel: bays of approximately 1,614.81 square feet and tire shed of approximately 36 square feet. The proposed project will not require grading. The property is a 27,398 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 097-371-027, located at **3705 Constellation Road** in the Lompoc area, Third Supervisorial District.

**ACTION: Ravatt moved, seconded by King, and carried by a vote of 4 to 0 (Hurley and Small absent) to continue 06BAR-00000-00217 to a future meeting.**

**4. 06BAR-00000-00063 Old Mill Run Development Orcutt  
06MPC-00000-00001 (Jeanne Bozzano, Planner) **Jurisdiction: Development Plan****

Request of Steven Appleton, agent for Capital Pacific Homes, to consider Case No. 06BAR-00000-00063 (formerly 03BAR-00000-00352) for **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 and 7/28/06 NBAR under 06BAR-00000-00063)

**ACTION: Barry moved, seconded by Atkinson, and carried by a vote of 4 to 0 to 1 (Hurley absent, Small recused) to grant preliminary approval of 06BAR-00000-00063. Applicant to return for final approval. The following comments were made:**

