

# COUNTY OF SANTA BARBARA



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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: September 21, 2007**

**Betteravia Government Center  
511 East Lakeside Parkway  
Santa Maria, CA 93455  
(805) 934-6250**

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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**

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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:** Kevin Small

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** None

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** Atkinson moved, Barry seconded by and carried by a vote of 5 to 0 (Small absent) to adopt the following change to the agenda:

**Item No. 4 07BAR-00000-00218 Green New Commercial Façade was dropped from the standard agenda.**

**III. MINUTES:** Barry moved, seconded by Hurley and carried by a vote of 5 to 0 (Small absent) to approve the Minutes of August 31, 2007 as revised.

**IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** Chair Hurley announced that Jerry Nishimori has been officially appointed to the NBAR granted by Supervisor Centeno as an alternate member of the board.

**V. STAFF UPDATE:** Gary Kaiser, Supervising Planner, announced he will be providing staff support to the NBAR meetings in the future. This is a result of a change in administrative practice at P&D to have Supervising Planners perform this role for all the regional BARs.

**VI. STANDARD AGENDA:**

1. **07BAR-00000-00206 Larwin Company New Model Santa Maria**  
**05LUP-00001-00144** (Jeanne Bozzano, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Jim Van Derhyden, agent for the owner, Larwin Company, to consider Case No. 07BAR-00000-00206 for **conceptual review/preliminary/final approval of a new residence to the fifth plan to Mesa Verde Tract of approximately 2,100 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 12,701 square foot parcel zoned PRD and shown as Assessor's Parcel Numbers 101-370-001, 101-370-008, 101-370-040, 101-370-042, 101-370-075, and 101-370-078, located at **5601 & 5602 Menemsha Lane, 5703 & 5723 Tuckernuck Lane, 5775 & 5780 Aquinnah Lane** in the Santa Maria area, Fourth Supervisorial District.

**ACTION: Ravatt moved, seconded by Barry and carried by a vote of 5 to 0 (Small absent) to grant preliminary approval of 07BAR-00000-00206 as presented. The following comments were made:**

**NBAR COMMENTS:**

- **Show previously approved plans in order to compare proposed changes.**
- **Applicant to return final approval with site plan comparison and color board.**

2. **07BAR-00000-00232 Gray Single Family Dwelling Addition Santa Maria**  
**07LUP-00000-00617** (Dana Carmichael, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Tom Martinez, architect for the owner, Joni Gray, to consider Case No. 07BAR-00000-00232 for **conceptual review of an addition to a residence of approximately 1,582 square feet with an attached garage of approximately 2,002 square feet.** The following structure currently exists on the parcel: residence of approximately 2,464 square feet. The proposed project will not require grading. The property is a 3.93 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 103-740-014, located at **853 Esmeralda Lane** in the Santa Maria area, Fourth Supervisorial District.

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

**NBAR COMMENTS:**

- **Entry seems forced and does not go with or match anything else on the house.**
- **Columns also do not fit with the rest of the house.**
- **Dress up north elevation so that it is not so bland and so it reflects some of the elements of the existing house.**
- **Applicant to return for preliminary/final approval with samples of existing and proposed colors. Darker color for addition is encouraged.**

3. **07BAR-00000-00103 Riverbench Winery & Sign Sisquoc**  
**07DVP-00000-00013** (Dana Carmichael, Planner) **Jurisdiction: Sign**  
**07SCC-00000-00004**

Request of David Swenk, agent for the owner, Danny Devearux, to consider Case No. 07BAR-00000-00103 for **preliminary/final approval of a free standing sign of approximately 10.9 square feet and conversion of an existing 2,400 square foot single family dwelling proposed to be converted into a winery support structure with a tasting room.** The following structures currently exist on the parcel: winery production facility of

approximately 2,100 square feet and a single family dwelling of approximately 2,400 square feet. The proposed project will not require grading. The property is a 102.48 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 129-220-015, located at **6020 Foxen Canyon Road** in the Sisquoc area, Fifth Supervisorial District. (Continued from 5/18/07 and 6/29/07)

**ACTION: Barry moved, seconded by King and carried by a vote of 5 to 0 (Small absent) to grant preliminary/final approval of 07BAR-00000-00103 as presented. The following comment was made:**

**NBAR COMMENT:**

- **Sign plan is fine but omit references to lighting. The sign will not be lighted.**

**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 **preliminary approval 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. (Continued from 8/31/07)

**ACTION: Atkinson moved, seconded by Small and carried by a vote of 5 to 0 (Small absent) to drop item 07BAR-00000-00218 from the standard agenda.**

**5. 07BAR-00000-00176 Dierberg Vineyard Santa Rita Winery Lompoc**  
**06DVP-00000-00020 (Florence Trotter-Cadena, Planner) Jurisdiction: DVP**

Request of Steve Martin, agent for the owners, Jim and Mary Dierberg, to consider Case No. 07BAR-00000-00176 for **preliminary/final approval of an existing barn to be converted into a new winery of approximately 3,000 square feet**. The following structure currently exists on the parcel: a barn of approximately 3,000 square feet. The proposed project will require approximately 13,000 cubic yards of cut and approximately 13,000 cubic yards of fill. The property is a 136.35 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-170-048, located at **6645 East Highway 246** in the Lompoc area, Third Supervisorial District. (Continued from 7/20/07)

**ACTION: Barry moved, seconded by King and carried by a vote of 5 to 0 (Small absent) to grant final approval of 07BAR-00000-00176 as presented. The following comments were made:**

**NBAR COMMENTS:**

- **Move oak clusters outside of lawn area.**
- **Show areas to be reseeded and indicate seed mix to be used.**
- **Consider boarder to separate lawn areas from wild re-seeded grass mix.**
- **Show irrigation plan.**
- **Consider spacing oaks farther apart.**
- **Trellises or other way to create a "sense of arrival" is still encouraged, but is not a requirement for BAR approval.**
- **Final approval granted with comments for planner.**

*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 (Small absent) to adjourn*

***the meeting until 9:00 A.M. on Friday, October 12, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.***

Meeting adjourned at 10:35 A.M.

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