



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: September 29, 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**
Yesenia Valero, **NBAR Secretary**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Ravatt at 9:15A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Gregg Ravatt - Chair
Jared Hurley - Vice-Chair
James King - Vice Chair
Dominick Barry
Yesenia Valero - NBAR Secretary
John Zorovich - Planner III

BOARD MEMBERS ABSENT:

Kevin J. Small
Craig Lewis Atkinson - Alternate

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 3

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

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

III. MINUTES: Barry moved, seconded by King and carried by a vote of 3 to 0 to 1 (Small absent Hurley abstained) to approve the Minutes of September 8, 2006 as amended.

IV. CONSENT AGENDA:

C-1. 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 **preliminary/final approval on consent 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. (Continued from 8/18/06 NBAR)

ACTION: King moved, seconded by Hurley and carried by a vote of 4 to 0 (Small absent) to grant preliminary/final approval on consent of 06BAR-00000-00200. (Small absent)

V. **STAFF UPDATE:** None

VI. **BOARD OF ARCHITECTURAL REVIEW PACKET DISCUSSION:**

- **Gregg Ravatt discussed the difficulties that applicants are having when applying for BAR. BAR applications are not clear and changes need to be made to make the process more efficient. Applicants need to be aware of what they are responsible for before attending BAR meetings and assistance from Zoning Counter is needed. John Zorovich recommended inserting an example of a BAR application in order for applicants to understand the levels of review and procedure of BAR meetings. It was also suggested to have applications available during meetings.**
- **The discussion of BAR applications was continued to the next meeting with review of packets followed by comments. Ravatt will forward a letter to Elise Dale with comments from the NBAR.**

VII. **STANDARD AGENDA:**

1. **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 **preliminary approval 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. (Continued from 8/18/06 NBAR)

ACTION: Barry moved, seconded by Hurley and carried by a vote of 4 to 0 (Small absent) to grant preliminary approval of 06BAR-00000-00199. (Small absent) Applicant to return for further preliminary/final approval. The following comments were made:

- **Discussion regarding the benefits and disadvantages of project Design Guidelines.**
- **Long overhangs on homes are attractive.**
- **Reconsider the turnaround driveway on lot #10.**
- **Design details need to be developed.**
- **Need to provide a roof plan.**
- **Need to provide lighting plan showing all exterior lighting.**

2. **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 **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, 06/16/06, and 8/18/06 NBAR.)

ACTION: Ravatt moved, seconded by King and carried by a vote of 4 to 0 (Small absent) to grant preliminary approval of 06BAR-00000-00100. Applicant to return for further preliminary approval. The following comments were made:

- Show downspout details on all architecture plans.

Craftsman Plan A:

- Show stone sill on plans.
- Show garage door materials.
- Columns and base material must be shown in detail.

Farmhouse, Plan A:

- Consider using spark arrester.

Craftsman, Plan B:

- Reconsider metal vent lines relative to the gable.

Spanish Eclectic, Plan B:

- Exterior lighting details needs improvement.

Spanish Eclectic, Plan C:

- Consider different garage door appearance.
- Windows need to match elevations.
- Show archway in more detail.

Farmhouse Eclectic, Plan C:

- Show farmhouse cap.

Craftsman, Plan E, Spanish, Plan E, Farmhouse, Plan E, Monterey Plan F:

- Chimney appears too short. Consider raising height of chimney.

Spanish, Plan E:

- Shutter detail and recessed iron element needs more detail.

Monterey, Plan F:

- Reconsider window location and rear and left elevation for all two-story elevations.
- Reconsider wood lintel detail.
- Windows and grids vary greatly, Reconsider window placement.

3. 06BAR-00000-00238 McMahon Covered Porch Orcutt
06LUP-00000-00852 (Kim Probert, Planner) Jurisdiction: Orcutt

Request of Thomas McMahon, owner, to consider Case No. 06BAR-00000-00238 for **conceptual review and preliminary/final approval of a covered porch of approximately 144 square feet.** The following structures currently exist on the parcel: residence of approximately 800 square feet with detached garage of approximately 300 square feet. The proposed project will not require grading. The property is a 3,750 square foot parcel zoned OT-R/LC and shown as Assessor's Parcel Number 105-094-007, located at **225 Union Avenue** in the Orcutt area, Fourth Supervisorial District.

Project received conceptual review only. No action taken. Applicant to return for preliminary approval. (Small absent)

4. 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. (Continued from 9/8/06 NBAR)

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

- **Plans should clearly depict proposed vs. existing structures.**
- **Show details on architectural elevations such as the horizontal lines on the existing siding.**
- **Clean up or screen mechanical equipment that is located on roof.**
- **Provide landscape plan depicting existing and proposed landscaping. Consider staggering the trees between parking spaces.**

5. 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 **final 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, 7/28/06, and 9/08/06 NBAR under 06BAR-00000-00063)

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

- **Colored board approved.**
- **Reconsider split rail fencing around basin with screen material behind rail.**
- **Show rafter “sleeve” in rafter detail.**
- **Show lighting plan that matches architecture elevations.**

There being no further business to come before the North Board of Architectural Review, Board Member Hurley moved, seconded by Ravatt, and carried by a vote of 4 to 0 (Small absent) to adjourn the meeting until 9:00 A.M. on Friday, October 20, 2006 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 12:38 P.M.