



# COUNTY OF SANTA BARBARA

**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: October 20, 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 9:20 A.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  
Kevin J. Small  
Craig Lewis Atkinson - Alternate  
Yesenia Valero - NBAR Secretary  
Adam Baughman - Planner III

**BOARD MEMBERS ABSENT:** Dominick Roger Barry

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 5

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

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

**Item No. 4 06BAR-00000-00317 Village Gas Inc. Alteration of Service Station to be dropped from the standard agenda.**

**III. MINUTES:** King moved, seconded by Hurley and carried by a vote of 3 to 0 to 2 (Barry absent, Small and Atkinson abstained) to approve the Minutes of September 29, 2006 as amended/revised.

**IV. CONSENT AGENDA:**

**C-1. 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 on consent 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, 07/07/06, 7/28/06, 9/08/06 and 9/29/06NBAR under 06BAR-00000-00063)

**ACTION: Hurley moved, seconded by Atkinson and carried by a vote of 4 to 0 to 1 (Barry absent, Small recused himself) to grant final approval on consent of 06BAR-00000-00214.**

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

VI. **STAFF UPDATE:** Adam Baughman announced that Supervising Planner Larry Appel has tendered his resignation from Planning & Development to take a position with El Dorado County as their Deputy Director of Planning. The NBAR expressed their heart-felt thanks for Mr. Appel's many years of service to the County and wished him well.

VII. **BOARD OF ARCHITECTURAL REVIEW PACKET DISCUSSION:** No discussion

VIII. **STANDARD AGENDA:**

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

Request of Tam Fenner, agent for the owners, Chevron Products Company, to consider Case No. 06BAR-00000-00211 for **conceptual review/preliminary approval 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 (Continued from 9/8/06 NBAR.)

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

- **If column facades are to change from the existing brick to the composite wrapped columns, then the existing brick façade of the building and monument sign must be changed to match the wrapped columns.**
- **Return with a detail of the building signage.**
- **Return with plan to add/repair existing landscaping.**
- **Planner to reagentize this item to include the additional alterations requested by the applicant.**

2. **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 **preliminary/final approval of a new, approximately 4,244 square foot, two-story commercial building and an approximately 441 square foot addition.** The



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 for conversion of existing service bays and service repair shop to a mini-mart; this includes both an interior and exterior remodel of 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 9/29/06 NBAR)

**ACTION: Ravatt moved, seconded by Small and carried by a vote of 5 to 0 (Barry absent) to drop item 06BAR-00000-00217 from Standard Agenda.**

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 **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, 8/18/06 and 9/29/06 NBAR.)

**ACTION: King moved, seconded by Small and carried by a vote of 5 to 0 (Barry absent) to grant preliminary approval of 06BAR-00000-00100. Applicant to return for final approval. The following comments were made:**

- **Chimneys are too small and out of proportion; revise for final.**
- **Return with shutter detail and iron element detail.**

*There being no further business to come before the North Board of Architectural Review, Board Member Hurley moved, seconded by King, and carried by a vote of 5 to 0 (Barry absent) to adjourn the meeting until 9:00 A.M. on Friday, November 17, 2006 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 11:25 A.M.