



# COUNTY OF SANTA BARBARA

**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: November 2, 2007**

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

---

|  |   |
|--|---|
| Craig Lewis Atkinson, <b>Alternate</b> | Kevin J. Small, <b>Vice - Chair</b>     |
| James Nishimori, <b>Alternate</b>      | Greg Ravatt                             |
| Dominick Roger Barry                   | Gary Kaiser, <b>Supervising Planner</b> |
| Jared Hurley, <b>Chair</b>             | David Villalobos, <b>NBAR Secretary</b> |
| James King, <b>Vice-Chair</b>          |   |

---

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Jared 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  
Jim Nishimori - Alternate  
David Villalobos - NBAR Secretary  
Gary Kaiser - Supervising Planner

**BOARD MEMBERS ABSENT:** None.

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 1

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** Small moved, seconded by Nishimori and carried by a vote of 3 to 0 (Barry, King, Ravatt absent) to adopt the following change to the agenda:

Item No 4 – Capital Pacific Homes (05BAR-00001-00284) – Continued to NBAR meeting of November 30, 2007.

**III. MINUTES:** Small moved, seconded by Barry and carried by a vote of 2 to 0 to 2 (Hurley and Nishimori abstained; Ravatt and King absent) to approve the Minutes of October 12, 2007, as revised.

**IV. CONSENT AGENDA:**

**C-1. 07BAR-00000-00192 Seruto Single Family Dwelling Addition & Remodel Orcutt**  
07LUP-00000-00688 (Joyce Gerber, Planner) **Jurisdiction: OTO**

Request of John Didion, agent for the owner, James Seruto, to consider Case No. 07BAR-00000-00192 for **preliminary/final approval on consent of an addition and remodel to an existing residence of approximately 432 square feet.** The following structures currently

exist on the parcel: single family dwelling of approximately 892 square feet, detached garage of approximately 400 square feet, shed of approximately 216 square feet and covered patio of approximately 112 square feet. The proposed project will not require grading. The property is a 8,000 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-104-014, located at **410 Union Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 8/10/07 and 10/12/07)

**ACTION:** Small moved, seconded by Hurley, and carried by a vote of 5 to 0 to grant preliminary and final approval on consent of 07BAR-00000-00192.

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

VI. **STAFF UPDATE:** The Orcutt Village Marketplace has been scheduled for review by the County Planning Commission on December 12, 2007.

A recruitment has been started for a new NBAR Secretary. In the mean time, David Villalobos will serve as acting NBAR Secretary.

VII. **STANDARD AGENDA:**

1. **07BAR-00000-00206** **Larwin Company New Model** **Santa Maria**

05LUP-00001-00144, -174, -134, -138, -167, -169 (Jeanne Bozzano, Planner) **Jurisdiction: Ridgeline/Orcutt - Urban**

Request of Jim Van Derhyden, agent for the owner, Larwin Company, to consider Case No. 07BAR-00000-00206 for **final approval of a new model - Plan Five - to the Mesa Verde Tract on lots 1, 8, 40, 42, 50, and 54. The new model is approximately 2,100 square feet.** No additional grading will be required for the changes. The following permits 05LUP-00001-00144, 05LUP-00001-00174, 05LUP-00001-00134, 05LUP-00001-00138, 05LUP-00001-00167, 05LUP-00001-00169 will be revised with the new model. 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. (Continued from 9/21/07)

**ACTION:** Barry moved, seconded by King, and carried by a vote of 5 to 0 to grant final approval of 07BAR-00000-00206.

**NBAR COMMENT:**

- **Fencing and garage to go as close to the street as possible, while still leaving electric and gas meters accessible from street.**

2. **07BAR-00000-00135** **Carrillo New SFD** **Sisquoc**

07LUP-00000-00696 (Joyce Gerber, Planner) **Jurisdiction: Ridgeline-Rural**

Request of Kelly Bakke, agent for the owner, Alfredo Carrillo, to consider Case No. 07BAR-00000-00135 for **preliminary approval of a new residence of approximately 4,635 square feet, an attached garage of approximately 624 square feet, and a porch of approximately 152 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 1,175 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 10.0 acre parcel zoned U and shown as Assessor's Parcel Number 101-070-048, located at **6851 Long Canyon Road** in the Sisquoc area, Fifth Supervisorial District. (Continued from 6/29/07)

**ACTION:** Small moved, seconded by Barry, and carried by a vote of 5 to 0 to continue 07BAR-00000-00135 to a future NBAR meeting.

**NBAR COMMENTS:**

- Show where excess cut material will go; do not spread it around building site to enlarge the pad area.
- Show rain gutters and downspouts.
- Show window details accurately; indicate manufacturer's details.
- Entry arch needs to be repeated, if it is to be used.
- Dormer window above entry is out of place; consider eliminating dormer and introduce new details to break up the mass of that wall.
- Window sizes and shapes should be more consistent throughout.
- Consider smaller roof tiles while multiple peaks come together.
- Autocad drawings are not accurate and omit important details.
- Darker exterior colors are encouraged.
- Return for further preliminary review with landscape plan that shows existing trees accurately.
- Also, show fuel break/modification required by the Fire Department.
- Restudy hammerhead to reduce grading.

3. 07BAR-00000-00042 Van Veen Mixed Use Building Orcutt  
07LUP-00000-00343 (Dana Carmichael, Planner) **Jurisdiction: Orcutt**  
07LUP-00000-00344

Request of Cebulla Associates, agent for the owner, Berto Van Veen, to consider Case No. 07BAR-00000-00042 for **final approval of 2 mixed use buildings of approximately 9,990 square feet and 9,548 square feet.** There are no structures currently on the parcel. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-101-011, located at the corner of **Pacific and Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 4/6/07 and 10/12/07)

**ACTION:** Barry moved, seconded by Atkinson, and carried by a vote of 5 to 0 to continue 07BAR-00000-00042 to a future NBAR meeting.

4. 05BAR-00001-00284 Capital Pacific Homes Orcutt  
06ZCI-00000-00018 (John Zorovich, Planner) **Jurisdiction: Orcutt**

Request of Capital Pacific Homes (CPH), agent/owner, to consider Case No. 05BAR-00001-00284 for **revised final approval of minor exterior, cosmetic changes to the following previously approved house plan types: Coastal Plan 1, Craftsman Plan 1 and 3, and Traditional Plan 2 and 5.** The proposed minor changes relate to siding and stone/brick veneers, removal of decorative gates and pony walls. The property is a 20.0 acre parcel zoned PRD and shown as Assessor's Parcel Number 103-200-026, located at the **terminus of Harps Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 5/05/06, 5/26/06, 6/16/06, 7/07/06, and 7/28/06)

**ACTION:** Small moved, seconded by Nishimori, and carried by a vote of 3 to 0 (Barry, King, Ravatt absent) to continue 05BAR-00001-00284 to the NBAR meeting of November 30, 2007. *See Agenda Status Report.*

*There being no further business to come before the North Board of Architectural Review, Board Member Small moved, seconded by Barry, and carried by a vote of 5 to 0 to adjourn the meeting until 9:00 A.M. on Friday, November 30, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 10:15 A.M.