



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: November 17, 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 9:15 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
Dominick Roger Barry
Craig Lewis Atkinson - Alternate
Yesenia Valero - NBAR Secretary

BOARD MEMBERS ABSENT:

Adam Baughman - Planner III

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

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

III. MINUTES: Hurley moved, seconded by Small and carried by a vote of 5 to 0 to approve the Minutes of October 20, 2006 as revised.

IV. CONSENT AGENDA:

C-1. 06BAR-00000-00238 McMahan Covered Porch Orcutt
06LUP-00000-00852 (Kim Probert, Planner) **Jurisdiction: Orcutt**
Request of Thomas McMahan, owner, to consider Case No. 06BAR-00000-00238 for **final on consent 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. (Continued from 9/29/06 CBAR)

ACTION: Hurley moved, seconded by Small and carried by a vote of 5 to 0 to grant final approval on consent of 06BAR-00000-00238.

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

VII. STANDARD AGENDA:

**1. 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 and 10/20/06 NBAR)

ACTION: Hurley moved, seconded by Barry and carried by a vote of 5 to 0 to grant preliminary approval of 06BAR-00000-00217. Applicant to return for final approval. The following comments were made:

- Pole sign to be noted as future project and not considered as part of approval in November 17, 2006 NBAR meeting.
- Continue stone in north elevation.

**2. 05BAR-00000-00137 Rancho La Vina Corporation Lompoc
06LUP-00000-00496 (Jeanne Bozzano, Planner) Ridgeline: Rural**

Request of R. Deming Isaacson, architect for the owner, Rancho La Vina Corporation, to consider Case No. 05BAR-00000-00137 for **preliminary / final approval of a new winery of approximately 20,000 square feet.** The following structures currently exist on the parcel: a main residence of approximately, 2500 square feet, farm employee dwelling approximately 3888 square feet for the future winemaker, the additional farm employee dwellings of approximately 1,168 square feet, 1056 square feet and 1416 square feet, employee garage of approximately 800 square feet, office of approximately 500 square feet, walnut dehydrator of approximately 3,200 square feet, north equipment shed/shop of approximately 1,840 square feet, east equipment shed of approximately 1,560 square feet, south equipment shed of approximately 1,760 square feet, granary of approximately 432 square feet, horse barn of approximately 1,088 square feet and northeast flat barn of approximately 1924 square feet . Grading for the project will balance overexcavation and recompaction. The property is a 517.41 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 083-300-026, located at **4455 Santa Rosa Road** in the Lompoc area, Fourth Supervisorial District. (Continued from 6/10/05 County BAR)

ACTION: Hurley moved, seconded by Small and carried by a vote of 5 to 0 to grant final approval of 05BAR-00000-00137.

3. 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/final 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: 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 and 9/29/06 NBAR)

ACTION: Ravatt moved, seconded by Hurley and carried by a vote of 5 to 0 to continue item 06BAR-00000-00199. Applicant to return for further preliminary approval. The following comments were made:

- **Show final grading details for driveways and pedestrian access to units.**
- **BAR would encourage more useable yard areas.**
- **Applicant to bring final landscape and irrigation plans.**
- **Architectural review is ok.**
- **Detail or specify the proposed chimney shrouds.**
- **Site grading design and building design should reflect and respond to site topography for lots 14 and 16.**
- **Show front yard landscaping.**
- **Driveway turnarounds are not deep enough.**

4. 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) project landscaping; and 2) 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 9/29/06 and 10/20/06 NBAR.)

ACTION: Small moved, seconded by Barry and carried by a vote of 5 to 0 to grant preliminary approval of 06BAR-00000-00100. Applicant to return for final approval.

5. 06BAR-00000-00255 Sims Single Family Dwelling Addition Orcutt
06LUP-00000-00918 (Dana Carmichael, Planner) Jurisdiction: Orcutt

Request of Robert Arredondo, architect for the owners, Doug and Jill Sims, to consider Case No. 06BAR-00000-00255 for **conceptual review and preliminary/final approval of construction of a 926 square feet master bedroom suite consisting of a new master bedroom, master bathroom, walk-in closet, and new laundry room.** Access is shown through a new hallway. Interior re-model. The proposed project will not require grading. The property is a 0.68 acre parcel zoned DR-1.0 and shown as Assessor's Parcel Number 105-370-005, located at **6030 Elkhorn Lane** in the Santa Maria area, Fourth Supervisorial District.

ACTION: Hurley moved, seconded by Small and carried by a vote of 5 to 0 to grant final approval of 06BAR-00000-00255.

**6. 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 **final approval of a new, approximately 4,244 square foot, two-story commercial building and an approximately 441 square foot addition.** The following structure currently exists on the parcel: 960 square foot commercial building. 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 105-101-006, located at **350 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 07/07/06 8/18/06, and 10/20/06 NBAR.)

ACTION: Ravatt moved, seconded by Small and carried by a vote of 5 to 0 to continue item 06BAR-00000-00137. Applicant to return for final approval. The following comments were made:

- **Provide sleeve for routing irrigation to pots at column.**
- **Coordinate civil engineering, landscape plans, irrigation and flatwork.**
- **Provide sill at windows.**
- **Need detail of connection of columns at deck beam and roof beam.**
- **Clarify beam wrapping details.**
- **Edge detail at upper walkway. Transition of deck material and patio edge.**
- **Coordinate flashing at deck edge. Coordinate with guardrail columns.**
- **Provide detail of column base.**
- **Windows at south elevation. Reconsider window arrangement into stair. Set of windows into office only. Eliminate openings into stair.**
- **Be consistent with corbels on all elevations. Flat elements to provide more dimension.**
- **Consider raising sloped parapet to eliminate conflict with corbel and flat roof.**
- **Provide 6 foot 8 inch door to make transom work.**
- **Provide details of railings and columns.**

**7. 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 **preliminary/ final 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 and 10/20/06 NBAR.)

ACTION: Small moved, seconded by Barry and carried by a vote of 5 to 0 to grant final approval of 06BAR-00000-00211. The following comments were made:

- **Provide repair and replace landscape note on drawings.**

8. 06BAR-00000-00277 Enstad Mural Orcutt
(Florence Trotter-Cadena, Planner) **Jurisdiction: N/A**

Request of Berto VanVeen, agent for the owner, Paul Enstad, to consider Case No. 06BAR-00000-00277 for **final approval of: a mural on the side of OTORA office building of approximately 12 feet high.** The following structure currently exist on the parcel: OTORA office of approximately 600 square feet. The proposed project will not require grading. The property is a 3,200 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-092-002, located **120 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

ACTION: Ravatt moved, seconded by Barry and carried by a vote of 5 to 0 to grant final approval of 06BAR-00000-00277.

9. 06BAR-00000-00271 Lebard Commercial Development Orcutt
06LUP-00000-00982 (Dana Carmichael, Planner) **Jurisdiction: Commercial**

Request of William De Leenher, designer for the owner, Steve LeBard, to consider Case No. 06BAR-00000-00271 **for conceptual review for construction of two retail commercial buildings consisting of 7,771 square feet and grading consisting of 650 cubic yard of cut, 1,200 cubic yard of fill and importation of 550 cubic yards.** Public improvements to include sidewalks, curbs and gutters, a mural, 20 parking spaces, a median separating the parking area from the street, container plants, street trees, western style fencing, and landscaping. The property is a 1.25 acre parcel zoned OT-GC and shown as Assessor's Parcel Number 105-020-041, located at the corner of **Clark Avenue and Foxenwood Lane** in the Santa Maria area, Fourth Supervisorial District.

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

- **Consider brick pavers in lieu of sidewalk at the corner of restaurant entrance. Create entry statement for old town.**
- **Applicant to provide full color board with annotated elevations.**

There being no further business to come before the North Board of Architectural Review, Board Member Ravatt moved, seconded by King, and carried by a vote of 5 to 0 to adjourn the meeting until 9:00 A.M. on Friday, November 8, 2006 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 12:55 P.M.