

# COUNTY OF SANTA BARBARA



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

**Betteravia Government Center  
511 East Lakeside Parkway  
Santa Maria, CA 93455  
(805) 568-2000**

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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>	

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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 9:07 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

## **BOARD MEMBERS PRESENT:**

Dominick Barry  
Jared Hurley - Chair  
Kevin Small - Vice Chair  
James King - Vice Chair  
Craig Lewis Atkinson - Alternate  
David Villalobos - NBAR Secretary  
Gary Kaiser - Supervising Planner

**BOARD MEMBERS ABSENT:** Greg Ravatt, Jim Nishimori

## **STAFF MEMBERS PRESENT:**

Alice McCurdy, Supervising Planner, Development Review  
Joyce Gerber, Planner, Development Review  
Dana Carmichael, Planner, Development Review  
Nathan Eady, Planner, Development Review

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 1

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

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

Item No 2 – Carrillo New SFD (07BAR-00000-00135) – Continued to NBAR meeting of January 11, 2008.

**III. MINUTES:** King moved, seconded by Barry and carried by a vote of 4 to 0 to 1 (Ravatt absent, Small abstained) to continue the Minutes of November 30, 2007 to the NBAR meeting of January 11, 2008.

## **IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:**

- The NBAR complimented the owner of the Chevron gas station at the corner of Bradley and Santa Maria Way for extra care taken during their monument sign repair and maintenance

project, completely re-doing their landscaping as part of the project. Gary Kaiser will draft a letter to be sent on behalf of the NBAR conveying the board's feelings.

**V. STAFF UPDATE:**

- The NBAR will elect a new Chair and Vice-Chair at their January 11, 2008 meeting.

**VI. STANDARD AGENDA:**

1. **07BAR-00000-00322** **Ferrari Ag Barn and New Single Family Dwelling** **Sisquoc**  
**07LUP-00000-00841** (Florence Trotter-Cadena, Planner) **Jurisdiction: Ridgeline-Rural**

Request of Yvette Moniot, Moniot Design, Inc., agent for the owners, Joe and Fran Ferrari, to consider Case No. 07BAR-00000-00322 for **conceptual review of an unpermitted ag barn of approximately 1,900 square feet and a new single family dwelling of approximately 2,477 square feet.** The following structure currently exists on the parcel: unpermitted ag barn of approximately 1,900 square feet. The proposed project will require approximately 2,700 cubic yards of cut and approximately 2,200 cubic yards of fill. The property is a 10.0 acre parcel zoned U and shown as Assessor's Parcel Number 101-050-032, located at **Olivera Canyon Road (Unassigned Address)** in the Sisquoc area, Fifth Supervisorial District.

**Project received conceptual review only. No action taken. Applicant may return for further conceptual review/preliminary.**

**NBAR COMMENTS:**

- **Window treatment on east elevation should be modified; use standard windows to match those on west elevations; eliminate pop-outs and gable eyebrows.**
- **Return with information regarding attic ventilation.**
- **Show siding and foundation on site plan and elevations, including stairs, ramp, etc.**
- **Provide photos of building site.**
- **Show erosion control planting of cut and fill slopes.**
- **Return with color and materials board.**

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/final 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, 11/02/07, and 11/30/07)

**ACTION: Small moved, seconded by Barry, and carried by a vote of 5 to 0 (Ravatt absent) to continue 07BAR-00000-00135 to the NBAR meeting of January 11, 2008. See Agenda Status Report.**

3. **07BAR-00000-00308** **Flagg Commercial Alteration** **Orcutt**  
**07LUP-00000-00800** (Joyce Gerber, Planner) **Jurisdiction: Orcutt**

Request of Don and Kay Lynn Flagg, owners, to consider Case No. 07BAR-00000-00308 for **conceptual review of construction of cover over existing deck.** The following structures currently exist on the parcel: two commercial buildings of approximately 800 square feet and

approximately 1,398 square feet. The proposed project will not require grading. The property consists of 6,675 total square feet zoned OT-R-14/GC and shown as Assessor's Parcel Numbers 105-073-010 and -011, located at **127 and 135 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

**Project received conceptual review only. No action taken. Applicant may return for preliminary.**

**NBAR COMMENTS:**

- **Reconsider round loover venting.**
- **Consider building code requirements.**
- **Show details for rain gutters.**
- **Show steel connectors or hardware to be used in rafters.**
- **Show rake details.**
- **Consider larger timbers.**

**4. 07BAR-00000-00323 Rice Ranch Monument Signs Orcutt**  
**07CUP-00000-00083 (Joyce Gerber, Planner) Jurisdiction: Orcutt**

Request of Sylvia Gonzales, Urban Planning Concepts, agent for the owner, Rice Ranch Ventures, LLC, to consider Case No. 07BAR-00000-00323 for **conceptual review and preliminary/final approval of monuments/neighborhood signage**. The lots are currently vacant. The proposed project will not require grading. The property is 81.09 total acres zoned PRD and shown as Assessor's Parcel Numbers 101-390-003 and -004, located at **the Rice Ranch Specific Plan Area (Pine Creek and The Oaks neighborhood)** in the Orcutt area, Fourth Supervisorial District.

**Project received conceptual review only. No action taken. Applicant may return for further conceptual review/preliminary/final.**

**NBAR COMMENTS:**

- **Monument sign structure is massive and the height may be excessive. At least the width needs to be widened and probably needs to be considerably smaller as well.**
- **A 3-D model would be helpful.**
- **Walls may create hiding place; provide lighting plan to show defensible spaces.**
- **Accurately dimension and proportion the wall and the lettering height.**

**5. 05BAR-00000-00296 Harp Springs Entry Monument Orcutt**  
**07ZCI-00000-00089 (Joyce Gerber, Planner) Jurisdiction: DVP**

Request of Capital Pacific Homes, owners, to consider Case No. 05BAR-00000-00296 for **revised final approval of an entry detail to previously approved development**. The lot is currently vacant. The proposed project will not require grading. 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 Harp Road** in the Orcutt area, Fourth Supervisorial District.

**ACTION: Barry moved, seconded by King, and carried by a vote of 4 to 0 (Ravatt absent, Small recused) to grant revised final approval of 05BAR-00000-00296.**

**6. 07BAR-00000-00319 Glad-A-Way Garden Expansion Orcutt**  
**07AMD-00000-00021 (Dana Carmichael, Planner) Jurisdiction: Orcutt**

Request of Froylan Vasquez, agent for the owner, Brian Caird, to consider Case No. 07BAR-00000-00319 for **conceptual review of a phased expansion of facilities at Glad-A-Way Gardens. Phase I: maintenance shop of approximately 5,000 square feet. Phase II: modular dwelling of approximately 1,370 square feet. Phase III: addition of approximately 2,500 to east side of existing prefabricated metal building. Phase IV: addition of approximately 6,250 square feet to east side of existing prefabricated metal building.** The following structures currently exist on the parcel: prefabricated metal building of approximately 52,016 square feet. The proposed project will not require grading. The property is a 18.85 acre parcel zoned U and shown as Assessor's Parcel Number 129-170-005, located at **2669 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

**Project received conceptual review only. No action taken. Hurley recused from discussion of this item. Applicant may return for preliminary.**

**NBAR COMMENT:**

- **Show existing trees on site plan and provide landscape plan.**

**7. 07BAR-00000-00269 Conoco Phillips Canopy Alterations Lompoc**  
**07LUP-00000-00724 (Jeanne Bozzano, Planner) Jurisdiction: Sign**

Request of Dan Popa (RHL Design Group, Inc.), agent for the owner Conoco Phillips, to consider Case No. 07BAR-00000-00269 for **preliminary/final approval to wrap the existing gas station canopies with a new 36-inch high ACM panel and install (4) four new canopy logo signs (5.9 square feet each) on the new fascia, and repainting the stripes of the existing building (1710 square feet) to match color changes approved for the new canopies. No sign changes are proposed or included for the building.** The following structures currently exist on the parcel: two (2) fueling canopies (1056 square feet each) and (1) building (1710 square feet). No grading is required for the project. The property is a 19,865 square foot parcel zoned C-2 and shown as Assessor Parcel Number 097-371-027 located at **3705 Constellation Road** in the Lompoc area, Third Supervisorial District. (Continued from 11/30/07)

**ACTION: Atkinson moved, seconded by King, and carried by a vote of 5 to 0 (Ravatt absent) to continue 07BAR-00000-00269 to a future NBAR meeting.**

**NBAR COMMENT:**

- **Canopy modifications should be looked at when building alterations are reviewed, as one complete master plan rather than the proposed piecemeal plan.**

**8. 07BAR-00000-00327 Hunter/La Purisima Resort Lompoc**  
**07PRE-00000-00013 (Nathan Eady, Planner) Jurisdiction: N/A**

Request of Ken Marshall, Dudek, agent for the owner, Ken Hunter, to consider Case No. 07BAR-00000-00237 for **conceptual review of an 80 room resort of approximately 57,000 square feet, a restaurant of approximately 4,400 square feet with a capacity of 293 patrons, a spa facility of approximately 3,240 square feet with 8 treatment rooms, and 85 clustered "casitas" of approximately 2,000 square feet each (170,000 square feet total).** The following structures currently exist on the parcel: club house, café, pro shop, and support facilities totaling 16,515 square feet. The property is 306.18 total acres zoned AG-II-100 and shown as Assessor's Parcel Numbers 099-131-008, -009, and -010, located at **3455 East Highway 246** in the Lompoc area, Fourth Supervisorial District.

**Project received conceptual review only. No action taken.**

**NBAR COMMENTS:**

- **NBAR questions whether or not ridgeline envelope would apply.**
- **Lompoc has a hole in their demographic, this results of; lack of recreation options, lack of attractive jobs, lack of social locations and options for this demographic.**
- **Lompoc lacks a tourist or resort destination, this is an important step as it creates a location for tourists/vacationers to stay for extended periods and will support growth in Lompoc stemming from expanding tourism.**
- **The Village Country Club located outside of Lompoc has townhouses and cluster homes built around their golf course and have restricted all fencing. It gives the appearance that the golf course runs into the homes. It may be appropriate to consider this approach for this project.**
- **Important when considering siting to maintain village feel and ensure that the project does not become too regimented and linear.**
- **Concerned project could become larger.**

*There being no further business to come before the North Board of Architectural Review, Board Member Atkinson moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Ravatt absent) to adjourn the meeting until 9:00 A.M. on Friday, January 11 , 2008 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 12:24 P.M.