

# COUNTY OF SANTA BARBARA



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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: March 3, 2006**

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

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Craig Lewis Atkinson, **Alternate**  
Dominick Roger Barry  
Jared Hurley, **Co-Vice-Chair**  
James King, **Co-Vice Chair**

Kevin J. Small  
Greg Ravatt, **Chair**  
Adam Baughman, **Planner III**  
Barbara Walsh, **NBAR Secretary**

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The regular meeting of the Santa Barbara County North Board of Architectural Review Committee was called to order by the Chair Ravatt at 9:10 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

**COMMITTEE MEMBERS PRESENT:**

Gregg Ravatt - Chair  
Jared Hurley - Co-Vice-Chair  
James King - Co-Vice Chair  
Kevin J. Small  
Dominick Roger Barry  
Craig Lewis Atkinson - Alternate  
Barbara Walsh - Board Assistant Specialist  
Adam Baughman - Planner III

**COMMITTEE MEMBERS ABSENT: None.**

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 5.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** None.

**III. MINUTES:** Hurley moved, seconded by King, and carried by a vote of 5 to 0 to approve the Minutes of February 10, 2006.

**IV. CONSENT AGENDA:**

**C-1. 05BAR-00000-00326 Enstap Pole, Logo, and Wall Signs Orcutt  
05SCC-00000-00022 (Jeanne Bozzano, Planner) Jurisdiction: Signage**

Request of Promotions Plus Sign Company, agent for the owner, Paul Enstad, to consider Case No. 05BAR-00000-00326 for **preliminary/final approval on consent of one monument/pole sign, two logo canopy signs, and two wall signs.** The following structures currently exist on the parcel: cashier/mini store of approximately 1,008 square feet and auto repair shop of approximately 1,008 square feet. The property is a 18,450 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-092-001, located at **100 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 1/27/06, and 2/10/06)

**ACTION: King moved, seconded by Hurley and carried by a vote of 5 to 0 to grant preliminary and final approval on consent of 05BAR-00000-00326. The following comment was made by the NBAR:**

- **The signage is to be painted red.**

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

**VI. STAFF UPDATE:**

- **Cintia Mendoza distributed Annual Conflict of Interest forms and requested the forms be turned in to be mailed to her by March 24, 2006.**

**VII. STANDARD AGENDA:**

**1. 05BAR-00000-00293 Acorn Plaza Shopping Center Exterior Remodel Orcutt  
05LUP-00000-01378 (Steve Rodriguez, Planner) Jurisdiction: Orcutt**

Request of Urban Planning Concepts, agent for the owner, Inland Pacific Builders, to consider Case No. 05BAR-00000-00293 for **further preliminary/final approval of an exterior remodel of the existing Acorn Plaza Shopping Center.** The following structures currently exist on the parcel: two structures of approximately 31,090 square feet and approximately 28,730 square feet, landscaping and parking. The proposed project will not require grading. The property is a 15.5 acre parcel zoned SC and shown as Assessor's Parcel Number 103-334-032, -033 located at **4869 S. Bradley Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/16/05 SBAR; 1/27/06, and 2/10/06 NBAR)

**ACTION: Hurley moved, seconded by Small, and carried by a vote of 5 to 0 to grant preliminary approval of 05BAR-00000-00293. Applicant to return for final approval. The following comments were made by the NBAR:**

- **The support columns under the center façade (western building) seem weak and need more visual strength.**
- **Smaller gables at the south end need to be moved further toward parking lot or eliminated.**
- **Consider making center façade stronger, lifted up over the parapet line.**

**2.      03BAR-00000-00294      Orcutt Creek Residential Subdivision      Orcutt**  
**03TRM-00000-00001 (Steve Rodriguez, Planner)      Jurisdiction: Orcutt**

Request of Ravatt Albrecht & Associates, agent and architect for the owner, Cameron Financial, to consider Case No. 03-BAR-00000-00294 for **final approval of 15 new residences and landscaping located on a new 16-parcel subdivision. The size of the residences range between 2,597 and 4,474 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,158 square feet and accessory barn of approximately 1,544 square feet. The proposed project will require approximately 2,044 cubic yards of cut and approximately 4,000 cubic yards of fill. The property is a 9.28 acre parcel zoned PRD 1.8 and shown as Assessor's Parcel Number 103-740-016, located at **5301 Bradley Road** (Key Site No. 10) in the Orcutt area, Fourth Supervisorial District. (Continued from 10/31/03, 1/30/04, 4/02/04, 4/30/04, 7/16/04, 8/27/04, 10/01/04, 11/19/04, 12/16/05 County BAR, and 2/10/2006 NBAR)

**ACTION: Barry moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Ravatt abstained) to grant final approval of 03BAR-00000-00294.**

**3.      06BAR-00000-00038      White Office Addition      Santa Maria**  
**06LUP-00000-00110 (Jeanne Bozzano, Planner)      Jurisdiction: Old Town**

Request of Aimee Cunningham, Agent for Dr. Teri White, to consider Case No. 06BAR-00000-00038 for **conceptual review/preliminary approval to convert and remodel an existing 1,276 square foot residence to a new office and add 1,272 square feet of additional office space.** The following structures currently exist on the parcel: a 1,276 square foot residence, a garage approximately 150 square feet, and a shed approximately 60 square feet. The proposed project will not require grading. The property is a .18 acre parcel zoned R-GC and shown as Assessor's Parcel Number 105-060-007, located at **255 Clark Avenue**, in the Orcutt area, Fourth Supervisorial District.

**Project received conceptual review only. No action taken (Ravatt abstained). Applicant to return for preliminary review. The following comments were made by the NBAR:**

- **Provide a walkway from the parking lot to the front door.**
- **Onsite parking should be 17' and 3' rather than 18' and 2' to allow for overhang of vehicles (3' refers to the distance from the wheel stop or curb to any obstruction such as a wall or tree. 17' refers to the distance from the wheel stop or curb to the end of the parking stall).**
- **Resolve the roof corners on the northeast corner.**
- **Consider replicating trellis in the parking area to identify the front door and clear up discrepancy of elevations.**
- **Continue railroad ties and fencing in northwest corner.**
- **Review deck column spacing.**
- **Consider increasing depth of the planter on west side.**
- **Staff is to review the ordinance and BAR finding to ensure the NBAR may allow the requested setback and cite which specific BAR finding can be made.**

**4. 06BAR-00000-00039 Produce Cooler Facility/ OSR Enterprises Santa Maria**  
(No Planner assigned) **Jurisdiction:**

Request of Suzanne Elledge Planning & Permitting Services, Inc, Agent for OSR Enterprises, to consider Case No. 06BAR-00000-00039 for **conceptual review of a produce cooler facility of approximately 60,000 square feet (phased)**. The following structures currently exist on the parcel: Produce cooling and processing facility, office building, and field supply/shop building. The proposed project will require cut and fill; later to be determined. The property is a 233.22 acre/square foot parcel zoned AG-II-100 and shown as Assessor's Parcel Number 128-096-001, 004, 005, located at **the corner of Betteravia and Rosemary Roads** in the Santa Maria area, Fourth Supervisorial District.

**Project received conceptual review only. No action taken (Small abstained). Applicant to return for further conceptual review. The following comments were made by the NBAR:**

- **Anticipate the widening of Rosemary Drive in the design as the project may be required to provide the extra width due to large truck traffic.**
- **Consider a more mixed palette of native plants.**
- **The tall planting may add more mass than screening. Avoid creating a wall with the plantings by using more of a random pattern and more native plantings.**
- **Consider the required security fencing need when designing the perimeter landscaping.**
- **Conventional treatments on the end of the industrial building may not be necessary. Abrupt changes in material are not needed.**
- **Look to simplify the office building.**
- **Return with a range of colors.**

**5. 05BAR-00000-00312 Conoco Philips Modification for Pole Sign Santa Maria**  
05LUP-00000-01319 (Jeanne Bozzano, Planner) **Jurisdiction: Signage**

Request of A & S Engineering, agent for the owners, Conoco Philips, to consider Case No. 05BAR-00000-00312 for **further conceptual review of a modification to an existing pole sign**. The following structures currently exist on the parcel: an existing service station and gasoline pump islands. The proposed project will not require grading. The property is a 0.56 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-010, located at **1101 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 1/27/06 and 2/10/2006)

**Project received conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made by the NBAR:**

- **Seek to visually clean up the site and add landscaping.**
- **Landscape plans are needed.**
- **Remove outdoor items to see adjacent property landscaping.**
- **Staff memo is needed that will address potential zoning violations at the site and determine if the proposed pole sign is consistent with the Sign Ordinance.**

*There being no further business to come before the North Board of Architectural Review, Board Member Barry moved, seconded by Hurley, and carried by a vote of 5 to 0 that the meeting was adjourned until 9:00 A.M. on Monday, March 24, 2006 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 12:05 P.M.