



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: March 14, 2008**

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

Craig Lewis Atkinson, **Alternate** Kevin J. Small, **Chair**
James Nishimori, **Alternate** Greg Ravatt
Dominick Roger Barry, **Vice Chair** Gary Kaiser, **Supervising Planner**
Jared Hurley Leticia I. Rodriguez, **NBAR Secretary**
James King, **Vice-Chair**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by Chair Small at 9:02A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Kevin J. Small - Chair
Dominick Barry - Vice Chair
James King - Vice Chair
Gregg Ravatt
Jared Hurley
Craig Lewis Atkinson - Alternate
James Nishimori - Alternate

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez - Board Assistant
David Villalobos - Board Assistant Supervising
Dana Carmichael - Planner, Development Review North
Joyce Gerber - Planner, Development Review North
Kelly Strecker - Planner, Development Review North

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None in attendance

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS:** None.
- II. AGENDA STATUS REPORT:** No changes were made to the agenda.
- III. MINUTES:** Hurley moved, seconded by Nishimori and carried by a vote of 5 to 0 (Ravatt absent) to approve the Minutes of February 22, 2008, as revised.
- IV. CONSENT AGENDA:**

C-1. 05BAR-00000-00312 Conoco Phillips Modification for Pole Sign Orcutt
05LUP-00000-01319 (Joyce Gerber, Planner) Jurisdiction: Sign

Request of A & S Engineering, agent for the owners, Conoco Phillips, to consider Case No. 05BAR-00000-00312 for **final approval on consent of removal of an existing pole sign and replacement with new monument sign; replacement of price sign; and installation of new canopy sign and fascia.** The following structures currently exist on the parcel: a 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, 2/10/06, 3/03/06, 4/14/06, 12/08/06, 1/12/07, 2/02/07, 2/23/07, 01/11/08, and 02/08/08)

ACTION: Hurely moved, seconded by Nishimori and carried by a vote of 5 to 0 to grant final approval on consent of 05BAR-00000-00312.

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS: In regards to the Conceptual Review Checklist, Small reported that he did receive all of NBAR's comments and compiled them into one report. Information has been given to Dianne Black.

VI. STAFF UPDATE: Dana Carmichael reported the Old Mill Run project was denied by the County Planning Commission. The applicant has appealed to the Board of Supervisors.

VII. STANDARD AGENDA:

1. 08BAR-00000-00013 Constellation Village Prop Restroom Addition Lompoc
08LUP-00000-00029(Kelly Strecker, Planner) **Jurisdiction: Commercial**
Request of Anton & Associate, architect for the owners, Village Oaks Investments, INC., to consider Case No. 08BAR-00000-00013 for **final approval of handicapped restroom of approximately 136 square feet.** The following structures currently exist on the parcel: 2 retail buildings totaling approximately 9610 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-004, located at **3865-3875 Constellation Road** in the Lompoc area, Third Supervisorial District. (Continued from 02/08/08)

ACTION: Hurley moved, seconded by Barry, and carried by a vote of 5 to 0 (Ravatt absent) to grant final approval of 08BAR-00000-00013.

2. 08BAR-00000-00020 Billington Commercial Building Roof Lompoc
08SCD-00000-00004 (Kelly Strecker, Planner) **Jurisdiction: Commercial**
Request of John Billington owner, to consider Case No. 08BAR-00000-00020 for **final approval of a new roof design of approximately 6,000 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 6,000 square feet. The proposed project will not require grading. The property is a 43,995 square foot parcel zoned PI and shown as Assessor's Parcel Number 097-291-010, located at **3910 Constellation Road** in the Vandenberg Village area, Third Supervisorial District. (Continued from 02/22/08)

ACTION: Barry moved, seconded by King, and carried by a vote of 5 to 0 to continue final approval of 08BAR-00000-00020. The following comments were made:

NBAR COMMENTS:

- **NBAR would like to review calculations showing that adequate ventilation area exists in attic space.**
- **Applicant needs to demonstrate to the NBAR that the current 4:12 roof pitch is more appropriate than a 3:12 roof pitch.**

- **Show how water run-off from roof will be addressed.**
- **Applicant needs to specify what type of fencing will replace existing fencing.**
- **Additional screening should be considered for mechanical aspects.**

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 **preliminary/final approval 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 0.15 total acre 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. (Continued from 12/21/07, and 02/08/08)

ACTION: King moved, seconded by Barry, and carried by a vote of 5 to 0 to continue preliminary/final approval of 07BAR-00000-00308. The following comments were made:

NBAR COMMENTS:

- **Consider revising the design of the rear façade of the building to show a differentiation in design between the two buildings. This could be accomplished through paint, texture, a different type of window or door.**
- **The rear façade should be more in character with the Old Town/Western theme.**
- **NBAR recommends a preliminary meeting with the Building Department to discuss potential building issues in enclosing the patio.**

4. 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, 10/12/07, 11/02/07, and 02/22/08)

ACTION: Barry moved, seconded by Hurley, and carried by a vote of 5 to 0 to grant final approval of 07BAR-00000-00042. The following comment was made:

NBAR COMMENT:

- **BAR approved color/material board. Color/material board given back to applicant/agent.**

5. 08BAR-00000-00046 Plantel Nurseries Orcutt

08DVP-00000-00007 (Dana Carmichael, Planner) **Jurisdiction: Orcutt**
Request of Rey Severn, AICP, agent for the owners, Plantel Nurseries, Inc., to consider Case No. 08BAR-00000-00046 for **conceptual review of a warehouse of approximately 30,000 square feet, a shop of approximately 12,000 square feet, a greenhouse of approximately 972,720 square feet.** There are no structures currently on the parcel. The proposed project will require approximately 145,000 cubic yards of cut and fill. The property is a 140 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 129-170-004, located at **2775 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

Project received conceptual review only. Barry absent. No action taken. Applicant may return for further conceptual review. The following comments were made:

NBAR COMMENTS:

- **Applicant should return to the NBAR with a visual study showing what the project will look like from different vantage points in the project area.**
- **The site plan looks well thought out and organized.**
- **The applicant needs to better address street frontage and landscaping design.**
- **NBAR would like to review the design of the current facility located on Telephone Road.**
- **Applicant should address reflectivity.**
- **NBAR would like to do a site visit at their next meeting.**

There being no further business to come before the North Board of Architectural Review, Board Member Hurley moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Barry absent) to adjourn the meeting until 9:00 A.M. on Friday, April 04, 2008 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 10:43 A.M.