

# COUNTY OF SANTA BARBARA



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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: December 12, 2008**

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

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Kevin J. Small, **Chair**  
James King, **Vice-Chair**  
Jared Hurley  
Greg Ravatt  
Ronald F. Bettencourt

Craig Lewis Atkinson, **Alternate**  
Gil V. Palacios, **Alternate**  
Gary Kaiser, **Supervising Planner**  
Leticia I. Rodriguez, **NBAR Secretary**

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The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Small at 9:04A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

**BOARD MEMBERS PRESENT:**

Kevin J. Small - Chair  
James King - Vice Chair  
Gregg Ravatt  
Jared Hurley  
Ronald F. Bettencourt  
Craig Lewis Atkinson - Alternate  
Gil V. Palacios - Alternate

**STAFF MEMBERS PRESENT:**

Leticia I. Rodriguez - Board Assistant  
Gary Kaiser - Supervising Planner, Development Review North  
Nathan Eady - Planner, Development Review North

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** None in attendance.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None.

**II. STATUS REPORT:** Bettencourt moved, seconded by Ravatt and carried by a vote of 3 to 0 (King, Hurley, Atkinson, and Palacios absent) to adopt the following changes to the agenda:

**Item No. 4 – Produce Cooler Facility/OSR Enterprises (06BAR-00000-00039) – Continued indefinitely.**

**III. MINUTES:** Ravatt moved, seconded by Bettencourt and carried by a vote of 3 to 0 (King, Hurley, Atkinson, and Palacios absent) to approve the Minutes of November 07, 2008 as revised.

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

V. **STAFF UPDATE:** Garry Kaiser handed out copies of the 2009 Board of Architectural Review Hearing Schedule.

VI. **STANDARD AGENDA:**

1. **08BAR-00000-00241** **Fresh & Easy Signs** **Orcutt**  
**08SCC-00000-00018** (Dana Carmichael, Planner) **Jurisdiction: Signs**

Request of LNI Custom Manufacturing, agent, to consider Case No. 08BAR-00000-000241 for **preliminary/final approval of 2 wall signs of approximately 100 square feet**. The following structures currently exist on the parcel: commercial structures of approximately 5,000 square feet and 6,968 square feet, a commercial structure of approximately 7,360 square feet, a commercial building of approximately 835 square feet, and a commercial building of approximately 28,787 square feet. The proposed project will not require grading. The property is a 14,533 square foot parcel zoned SC and shown as Assessor's Parcel Number 103-334-32, located in the Acorn Plaza Shopping Center at **4869 South Bradley Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 11/07/08)

**ACTION:** Ravatt moved, seconded by Bettencourt, and carried by a vote of 5 to 0 (Palacios absent) to grant preliminary/final approval of 08BAR-00000-00241.

2. **01BAR-00000-00214** **Orcutt Aquacenter** **Orcutt**  
**08LUP-00000-00085** (Florence Trotter, Planner) **Jurisdiction: Development Plan**

Request of Urban Planning Concepts, agents for the owners, Orcutt Aquacenter Inc., to consider Case No. 01BAR-00000-00214 for **further conceptual review and preliminary approval of a proposed aquatic facility that would include a 16,845 square foot main building, parking, landscaping, 25 yard long indoor recreation pool and a therapy pool; 50 meter outdoor Olympic sized competition pool, one and three meter diving boards, two water slides of approximately 150 feet long and 35 feet high with a 15,665 square foot water play area, bleachers, picnic & BBQ area, and a separate storage building**. No structures currently exist on the parcel. The proposed project will require approximately 32,947 cubic yards of cut and approximately 7,210 cubic yards of fill. The property is a 14.9 acre parcel zoned DR-3.3 and shown as Assessor's Parcel Number 107-470-011, located at **the southeast corner of Hummel Road and Union Valley Parkway** in the Orcutt area, Fourth Supervisorial District. (Continued from 11/30/01, 01/18/02, 02/22/02 & 03/29/02 County BAR. 05/05/06)

**NBAR COMMENTS:**

- **Solar collectors in parking lot and support structures must be approved included in design.**
- **Site design must accommodate buses.**
- **Colors are too mono-chromatic; re-study exterior colors.**
- **Add color and material specs for entry to color and material board.**

**ACTION:** King moved, seconded by Bettencourt, and carried by a vote of 5 to 0 (Palacios absent) to grant preliminary approval of 01BAR-00000-00214. Applicant may submit for final approval.

3. **08BAR-00000-00253** **ARC Vineyards Winery** **Orcutt**  
**08DVP-00000-00032** (Nathan Eady, Planner) **Jurisdiction: DVP**  
**08CUP-00000-00074**  
**08LLA-00000-00016**

Request of David Swenk, agent for Urban Planning Concepts, to consider Case No. 08BAR-00000-00253 for **conceptual review of a winery of approximately 12,790 square feet, associated structures of approximately 36,945 square feet, and a employee housing consisting of a development of approximately 11,675 square.** The following structure currently exists on the parcel: a storage building of approximately 2,800 square feet. The proposed project will require approximately 58,493 cubic yards of cut and approximately 9,803 cubic yards of fill. The subject property is a 193.04 acre site zoned AG-II-40 and shown as Assessor's Parcel Numbers 129-151-045, -067, and -068 located at **2540 Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

**NBAR COMMENTS:**

- **Consider cover for shade or rain protection on south side of manager's residence (ie over main entry).**
- **On the administration building, restudy glazing, particularly on west elevation, in relationship to applicant's stated goals for sustainable architecture.**
- **Buildings reflect different architecture but common material. The result is architectural consistency that is interesting and appropriate in this case.**
- **Re-study event and overflow parking location.**
- **A site visit is necessary.**

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

4. 06BAR-00000-00039      Produce Cooler Facility/ OSR Enterprises      Santa Maria  
06CUP-00000-00043 (Nathan Eady, Planner)      Jurisdiction: DVP  
06DVP-00000-00009  
06GPA-00000-00012  
06RZN-00000-00005  
06TPM-00000-00019

Request of Suzanne Elledge Planning & Permitting Services, Inc, Agent for OSR Enterprises, to consider Case No. 06BAR-00000-00039 for **final approval of a produce cooler facility of approximately 102,686 square feet of structural development for Phase 1 and 237,636 square feet of structural development for all phases of construction. The total build-out of the project would include approximately 27 acres of site development (including retention basins, parking areas, driveways, etc).** There is currently an existing agricultural water well and an oil well located on the property. Grading to accommodate Phase 1 of the proposed project would include 24,300 cubic yards of cut and 8,550 cubic yards of fill. Future phases of the project would include an additional 2,700 cubic yards of cut and 950 cubic yards of fill. The project site is 244.4 acres gross, 237.8 acres net zoned AG-II-100 and shown as Assessor's Parcel Numbers 128-096-001, -004, -005, located at **the corner of Betteravia and Rosemary Roads** in the Santa Maria area, Fourth Supervisorial District. (Continued from 03/03/06, 02/08/08, and 11/07/08)

**ACTION: Bettencourt moved, seconded by Ravatt, and carried by a vote of 3 to 0 (King, Hurley, Atkinson, and Palacios absent) to continue 06BAR-00000-00039 indefinitely. (See agenda status report.)**

5. 07BAR-00000-00258      St. Louis de Montfort Church      Orcutt  
07DVP-00000-00026 (Joyce Gerber, Planner)      Jurisdiction: Orcutt

Request of Todd Jespersen, architect for the owners, St. Louis de Montfort Parish, to consider Case No. 07BAR-00000-00258 for **preliminary approval of a master plan build out to include a classroom building, multipurpose room, and addition to the main hall for a total of 15,807 square feet.** The following structures currently exist on the parcel: sanctuary, rectory, main hall,

and four modular classrooms for a total approximate amount of 37,019 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 6.12 acre parcel zoned PI and shown as Assessor's Parcel Number 103-020-044, 103-020-071, and 103-020-072 located at **5075 Harp Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 10/12/07)

**NBAR COMMENTS:**

- **Addition is not consistent architecturally with existing buildings, the roof gables in particular. The addition is residential in character while the rest of the site is campus-like.**
- **Show the addition and existing building together to see inconsistencies and determine solution.**
- **Also, bring information on existing building colors.**
- **Plans are difficult to read because site plan, floor plans, and elevations are incomplete. Cross-sections are also needed.**
- **Study ADA requirements for exterior access and design program.**

**ACTION:** King moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Small recused) to continue preliminary approval of 07BAR-00000-00258. Applicant may submit for further preliminary approval.

*There being no further business to come before the North Board of Architectural Review, Board Member Atkinson moved, seconded by Hurley, and carried by a vote of 5 to 0 (Small absent) to adjourn the meeting until 9:00 A.M. on Friday, January 23, 2008 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 12:10 P.M.