



# COUNTY OF SANTA BARBARA

**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: January 12, 2007**

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

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

Kevin J. Small, **Vice Chair**  
Greg Ravatt  
Gary Kaiser, **Supervising Planner**  
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 9:05 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

## **BOARD MEMBERS PRESENT:**

Dominick Barry  
Gregg Ravatt  
Jared Hurley - Chair  
James King  
Kevin J. Small - Vice Chair  
Craig Lewis Atkinson - Alternate  
Yesenia Valero - NBAR Secretary  
Gary Kaiser - Supervising Planner

**BOARD MEMBERS ABSENT: None.**

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** Approximately 3.

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None.

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

**Item No. 1 06BAR-00000-00199 Terrace Ranch has been continued to the meeting of February 2, 2007.**

**III. MINUTES:** Hurley moved, seconded by Barry and carried by a vote of 5 to 0 to approve the Minutes of December 8, 2007 as revised.

## **IV. ELECTION OF NEW CBAR CHAIR AND VICE CHAIR:**

**ACTION:** Ravatt moved, seconded by Barry and carried by a vote of 5 to 0 to elect Jared Hurley as Chair.

Ravatt moved, seconded by Barry and carried by a vote of 5 to 0 to elect Kevin Small as Vice Chair.

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

**VI. STAFF UPDATE:** None.

**VII. STANDARD AGENDA:**

1. **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 **further 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, 9/29/06, 11/17/06 NBAR)

**ACTION: Ravatt moved, seconded by Barry and carried by a vote of 5 to 0 to continue item 06BAR-00000-00199 to the meeting of February 2, 2007.**

2. **06BAR-00000-00312** **Thacker Signs** **Lompoc**  
**06SCC-00000-00020** (Dana Carmichael, Planner) **Jurisdiction: N/A**

Request of Animal Arts, designer for the owner, Vern C. Thacker, owner, to consider Case No. 06BAR-00000-00312 for **conceptual and preliminary/final approval of two wall mounted signs, one (1) approximately 35.5 sq. ft. and one (1) approximately 9.7 sq. ft** for a planned Veterinary clinic of 7,400 sq. ft. The 35.5 sq. ft. sign consists of the words "Village Veterinary Clinic" in forest green with gold trim and includes the letters "VVC" on the left hand side in gold lettering on a forest green background with black trim. The 9.7 sq. ft. sign consists of the letters "VVC" in gold lettering on a forest green background with black trim. The proposed project will not require grading. The property is a 0.68 acre parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-001, located at **3883 Constellation Road** in the Lompoc area, Third Supervisorial District.

**ACTION: Hurley moved, seconded by Ravatt and carried by a vote of 5 to 0 to grant final approval of 06BAR-00000-00312.**

3. **06BAR-00000-00308** **Eskstrum Monument Sign** **Lompoc**  
(Kim Probert, Planner) **Jurisdiction: Sign**

Request of Dale & Sherry Ekstrum owners, to consider Case No. 06BAR-00000-00308 for **conceptual review of a monument sign of approximately 4 feet by 8 feet and approximately 32 square feet.** The following structure currently exists on the parcel: office building of approximately 4,963 square feet. The proposed project will not require grading. The property is a .512 acre zoned C-2 and shown as Assessor's Parcel Number 097-292-003, located at **191 West Burton Mesa Boulevard** in the Lompoc area, Third Supervisorial District.

**Project received conceptual review only. No action taken. The following comments were made:**

**NBAR COMMENTS:**

- **Sign placement appears to impact sight distance at intersection.**
- **An arched sign around base of existing tree and outside of sight distance.**
- **Return for continued conceptual review with input from case planner and Public Works Road department regarding sight distance issue and drainage easement issue.**

**4. 06BAR-00000-00298                      YMCA Monument Sign                      Santa Maria  
06SCC-00000-00018 (Dana Carmichael , Planner)                      Jurisdiction: N/A**

Request of Kevin Small, agent for the owners, Jean Carmichael and Shannon Siefert, to consider Case No. 06BAR-00000-00298 for **conceptual review/preliminary approval of a monument sign of approximately 80 sq. ft. to replace the existing "YMCA" monument sign.** The following structure currently exists on the parcel: Main recreation building of approximately 38,000 square feet. The proposed project will not require grading. The property is a 66.09 acre parcel zoned REC and shown as Assessor's Parcel Number 111-100-015, located at **3400 Skyway Drive** in the Santa Maria area, Fourth Supervisorial District

**ACTION: Hurley moved, seconded by Barry and carried by a vote of 5 to 0 (Small abstained) to grant preliminary approval of 06BAR-00000-00298. The following comments were made:**

**NBAR COMMENTS:**

- **Return for final on consent, subject to the following conditions:**
- **Another row of block is needed to lift the sign out of the ground more.**
- **Construct concrete slab at base of sign for weed control.**
- **Masonry to match existing building.**
- **Place precisely where the existing sign is.**

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

Request of A & S Engineering, agent for the owners, Conoco Phillips, to consider Case No. 05BAR-00000-00312 for **preliminary/final review 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: 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 Santa Maria area, Fourth Supervisorial District.

(Continued from 1/27/06 and 12/08/06)

**ACTION: Ravatt moved, seconded by Small and carried by a vote of 5 to 0 to continue item 05BAR-00000-00312 to the meeting of February 2, 2007.**

**6. 06BAR-00000-00215                      Gloria Dei Lutheran Church Addition                      Santa Maria  
06CUP-00000-00053 (Joyce Gerber, planner)                      Jurisdiction: Zone Dist. Req. (DR)**

Request of Charles Cebulla, architect for the owner, Pastor Greg Kintzi, to consider Case No. 06-BAR-00217 for **conceptual review/preliminary approval of addition to existing church building of approximately 5,525 square feet.** The following structures currently exist on the parcel: church assembly of approximately 4,780 square feet. The proposed will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 2.97 acre parcel zoned DR and shown as Assessor's Parcel Number 107-250-015, located at

**4380 Orcutt Road** in the Santa Maria area, Fifth Supervisorial District (Continued from 9/8/06 and 12/08/06).

**ACTION:** Small moved, seconded by Atkinson and carried by a vote of 5 to 0 (Ravatt recused) to grant preliminary approval of 06BAR-00000-00215. The following comments were made:

**NBAR COMMENTS:**

- Extend the planter at landing and eliminate steps at that location to avoid need for stairs.
- There could be construction problems where flat and sloped roofs come together.
- Return for final with landscape plan, color and materials board.

7. 06BAR-00000-00163                      Orcutt Village Marketplace                      Orcutt  
06DVP-00000-00008 (John Zorvich, Planner)                      Jurisdiction: Commercial  
06CUP-00000-00037  
06TPM-00000-0017

Request of Laurel Perez, agent for the owners, Ben Nikafarjam and Samir Patel to consider Case No. 06BAR-00000-00163 for **further conceptual review of a mixed-use shopping center consisting of approximately 316,000 square feet of development including a grocery store, gas station/car wash, 3-story hotel, drive through pharmacy, 3-story residential apartment building, drive through restaurant and other retail stores.** There are no structures currently on the parcel. The proposed project will require approximately 95,300 cubic yards of cut and approximately 111,219 cubic yards of fill. The property is a 24.6 acre parcel zoned C-2 and shown as Assessor's Parcel Number 129-120-024, located at **the northwest corner of the Clark Avenue / Highway 101 intersection known as Key Site #1** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/8/06)

**Project received conceptual review only. No action taken. The following comments were made:**

**NBAR COMMENTS:**

- There are concerns about kids living in residential units and whether there are adequate play areas.
- It would be ideal if detention basin could also serve as recreation space.
- Truck must exit from main central entrance, and must drive through center of project.
- Storefront "Eyebrows" in buildings "N" and "P" created awkward roof transitions.
- Concerned for location of residential area was expressed, additional concept planning schemes and backup information was requested.
- BAR should continue the support enhance plantings in the Cal Trans row.

**ACTION:** Ravatt moved, seconded by Small and carried by a vote of 5 to 0 to continue item 06BAR-00000-00163 to the meeting of February 2, 2007.

*There being no further business to come before the North Board of Architectural Review, Board Member Ravatt moved, seconded by Barry, and carried by a vote of 5 to 0 to adjourn the meeting until 9:00 A.M. on Friday, February 2, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 1:20 P.M.