



# COUNTY OF SANTA BARBARA

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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: January 27, 2006**

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

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Craig Lewis Atkinson - <b>Alternate</b>	Kevin J. Small	
Dominick Roger Barry	Greg Ravatt	- <b>Chair</b>
Jared Hurley - <b>Co-Vice-Chair</b>	Adam Baughman	- <b>Planner III</b>
James King - <b>Co-Vice Chair</b>	David Villalobos	- <b>Board Assistant</b>

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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, Greg Ravatt, at 9:00 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	
David Villalobos	- Board Assistant
Cintia Mendoza	- Board Assistant Supervising
Adam Baughman	- Planner III

**COMMITTEE MEMBERS ABSENT:** Dominick Roger Barry, Craig Lewis Atkinson

**REPORTERS:** Barney McManigal, Santa Barbara News-Press

**NUMBER OF INTERESTED PERSONS:** Approximately 10

## **ADMINISTRATIVE AGENDA:**

- I. WELCOME AND INTRODUCTION OF NBAR MEMBERS, AND PRESENTATION OF GAVEL:** Joseph Centeno, Fifth District Supervisor, welcomed the members of the North BAR and presented the gavel.
- II. ADMINISTRATION OF OATHS OF OFFICE:** Cintia Mendoza, Board Assistant Supervisor, administered the Oaths of Office to the North BAR.
- III. ELECTION OF NBAR CHAIR AND VICE CHAIR:**

**ACTION:** Hurley moved, seconded by King and carried by a vote of 4 to 0 to elect Greg Ravatt as Chair.

**ACTION:** Ravatt moved, seconded by Hurley and carried by a vote of 4 to 0 to elect James King and Jared Hurley as Co-Vice-Chairs.
- IV. BREAK**
- V. PUBLIC COMMENTS:** None
- VI. AGENDA STATUS REPORT:** None

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

**VIII. STAFF UPDATE:**

- Staff gave North BAR members copies of the New Height Calculation training materials from Noel Langle's training

**IX. STANDARD AGENDA:**

**DISCUSSION ITEM**

1. **05BAR-00000-00034/Discussion**                      **Cisneros Additions**                      **Santa Maria**  
05CUP-00000-00018 (Frances Romero, Planner)                      **Jurisdiction: Section 2-33.12c**

Request of **Santa Barbara County Planning and Development for BAR to render its advice on Case No. 05BAR-00000-00034 for a proposed cooler addition of approximately 13,650 square feet, box storage warehouse of approximately 24,000 square feet and shade canopy of approximately 7,000 square feet.** The following structures currently exist on the parcel: a produce cooling facility of approximately 20,000 square feet. The proposed project will not require grading. The property is a 21 acre parcel zoned U and shown as Assessor's Parcel Number 129-010-035, located at **2780 Telephone Road** in the Santa Maria area, Fifth Supervisorial District.  
(Continued form 4/08/05 & 12/16/05 SBAR)

**Project was a discussion item only. No action taken. The following comments were made by the North Board of Architectural Review:**

**COMMENTS:**

- **Canary Island Pines will not provide necessary screening.**
- **Use avocados instead as they are faster growing (Haas varietal is fast growing)**
- **Goes to Planning Commission on February 8, 2006.**

**CONCEPTUAL REVIEW**

2. **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 **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 Santa Maria area, Fourth Supervisorial District.

**Project received conceptual review only. No action taken. Applicant to return for further conceptual review after staff review of project for consistency with Sign Ordinance. The following comments were made by the North Board of Architectural Review:**

**COMMENTS:**

- **Enhance landscaping in existing planters**
- **Maximize the landscaping onsite, consider planted pots at ends of pump islands if there is adequate vehicle turning space.**
- **Red may be too bright, present alternative color schemes.**
- **Brings color samples to next North BAR meeting, consider muting the colors.**

- **Sign at corner of Clark and Bradley and sign along Bradley may be too large, Planner to check consistency with Sign Ordinance.**
- **Applicant is encouraged to look at Orcutt Design Standards for guidance.**

**NEIGHBOR COMMENT:**

- Paul Enstad, owner of 76 Station in Old Orcutt, stated that Conoco Philips is getting rid of the orange color and using red at their stations.

**3. 05BAR-00000-00296 Harps Springs Monument Signs Orcutt**  
TM 14, 478/05CUP-00000-00078 (Jeanne Bozzano, Planner) **Jurisdiction: Signage**

Request of Capital Pacific Homes, agent for the owner, Harpstone Partnership, to consider Case No. 05BAR-00000-00296 for **conceptual review of a primary monument sign of approximately 40 square feet and a secondary monument sign of approximately 20 square feet.** No structures currently exist on the parcel. No grading is associated with this project. The property is a 20 acre parcel zoned PRD and shown as Assessor's Parcel Number 103-200-026, located at **Harp Springs Road** in the Orcutt area, Fourth Supervisorial District.

**Project received conceptual review only. No action taken. Small abstained from participating on this item. Applicant to return for preliminary approval with requested items (including copy of design guidelines). The following comments were made by the North Board of Architectural Review:**

**COMMENTS:**

- **There are design guidelines that were adopted as part of the Harp Springs approval.**
- **It is difficult to review this item without the overall site plan and approved design guidelines.**
- **Size and aesthetics of proposed sign are fine (but must be consistent with the design guidelines)**
- **Return with grades, show road elevations.**
- **Return with materials, photos, samples of paving.**
- **Consider lighting the sign with a low level upward shining light (solar)**

**4. 05BAR-00000-00326 Enstap Pole, Logo, and Wall Signs Orcutt**  
05SCC-00000-00022 (Jeane Bozzano, Planner) **Jurisdiction: Signage**

Request of Promotions Plus Sign Company, agent for the owner, Paul Enstad, to consider Case No. 05BAR-00000-00326 for **conceptual review of one 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.

**Project received conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made by the North Board of Architectural Review:**

**COMMENTS:**

- **Project has gone to Old Town Orcutt Revitalization Association already and has been approved.**
- **There appears to be too much red, consider alternative color scheme.**

- **Return with monument sign and landscaping instead of pole sign**
- **County Planner can help you with visibility requirements for vehicles at the corner (Public Works)**
- **Return with options.**

5. **06BAR-00000-00011** **Johnson Single Family Dwelling & Garage** **Lompoc**  
**06LUP-00000-00017 (Jeanne Bozzano, Planner)** **Jurisdiction: Ridgeline – Rural**

Request of the owner Ronnie Johnson, to consider Case No. 06BAR-00000-00011 for **conceptual review/preliminary approval of a new residence of approximately 4,964 square feet, with an attached three car attached garage of approximately 843 square feet and 1,014 square feet of covered porches and patios.** No structures currently exist on this parcel. The proposed project will require approximately 3,600 cubic yards of cut and approximately 3,600 cubic yards of fill. The property is a 103 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-090-012, located at 2740 Cebada Canyon Road in the Lompoc area, Fourth Supervisorial District.

**Project received conceptual review only. No action taken. If the County Planner inspects the site and determines the single family dwelling would be visible from public viewing areas, the item is to be reagendaized on the next available North BAR meeting. If not, the project is exempt from North BAR review. However, this exemption from North BAR review does not exempt the project from the other requirements of the Ridgeline and Hillside Ordinance. The following comments were made by the North Board of Architectural Review:**

**COMMENT:**

- **From the information provided by the applicant, the North BAR determines that the proposed single family dwelling cannot be seen from public viewing areas and is therefore exempt pursuant to Section 2-33.12(a)(4) of the County Code. Planner must review to confirm this determination.**

6. **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 conceptual review/preliminary 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)

**Project received conceptual review only. No action taken. Applicant to return for preliminary approval. The following comments were made by the Central Board of Architectural Review:**

**COMMENTS:**

- **The proposed façade on the western building eludes to an anchor where there is none. Consider revising with individualized store fronts.**
- **The Albertson's façade is three dimensional; consider something more articulated and dimensional rather than the flat red wall.**

- **Restudy the columns, they seem to be inconsistent with the rural barn theme (agrarian vs. craftsman). Consider removing the column treatments (stones).**
- **Use more colors as a tool to break up monotony of a long strip mall.**
- **A unifying theme throughout could be a metal roof.**
- **Little windows above eaveline doesn't add much, consider removing/revising.**
- **Return with real materials, cross sections, and perspectives.**

*There being no further business to come before the North Board of Architectural Review Committee, Committee Member Ravatt moved, seconded by Hurley, and carried by a vote of 4 to 0 (Barry absent) that the meeting was adjourned until 9:00 A.M. on Friday, February 10, 2006 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 11:35 A.M.