



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: February 10, 2006**

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

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

The regular meeting of the Santa Barbara County North Board of Architectural Review Committee was called to order by 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 Lew Atkinson	- Alternate
Barbara Walsh	- NBAR Secretary
David Villalobos	- Board Assistant
Adam Baughman	- Planner III

COMMITTEE MEMBERS ABSENT: None.

REPORTERS: None.

NUMBER OF INTERESTED PERSONS: Approximately 5.

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS: None.**
- II. AGENDA STATUS REPORT: Ravatt moved, seconded by Hurley, and carried by a vote of 5 to 0 to:**
 - **Continue Item No. 1, Orcutt Creek Residential Subdivision, to the March 3, 2006 meeting.**
 - **Drop Item No. 3, Harps Springs Monument Sign from the Standard Agenda.**
 - **Continue Item No. 5, Conoco Phillips Modification for Pole Sign, to the March 3, 2006 meeting.**
- III. MINUTES: Hurley moved, seconded by Ravatt, and carried by a vote of 5 to 0 to approve the Minutes of January 27, 2006, as amended.**
- IV. ADOPTION OF NORTH BAR BYLAWS: Ravatt moved, seconded by Small, and carried by a vote of 5 to 0 to adopt the North BAR Bylaws.**

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS:

- **Chair Ravatt informed the NBAR members of a joint meeting between NBAR and Planning Commission Chairs scheduled for February 13, 2006.**
- **NBAR is still seeking guidance from County Counsel on the role of alternate members.**
- **Kevin Small informed the Board on the ongoing Old Town Orcutt Streetscape effort and presented the members a draft document that was available at last week's town hall meeting, which he attended. NBAR members were encouraged to contact Stephen Peterson in Comprehensive Planning for further information.**
- **James King noted that, due to the new Building Height calculations, it would be advantageous for applicants to submit roof plans along with the other plans typically submitted.**

VI. STAFF UPDATE:

- **Staff provided the NBAR County Counsel's response to questions regarding proper meeting procedures.**
- **Staff provided the NBAR with the draft Height section of the Ordinance reflecting the new method of height calculations.**

VII. STANDARD AGENDA.

FINAL APPROVAL

1. **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 16 new residences and landscaping located on a new 17-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, and 12/16/05 County BAR)

Action: Ravatt moved, seconded by Hurley, and carried by a vote of 5 to 0 to continue 03BAR-00000-00294 to the meeting of March 3, 2006. See Agenda Status Report.

PRELIMINARY APPROVAL

2. **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 **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, 1/27/06)

Action: Ravatt moved, seconded by Small, and carried by a vote of 5 to 0 to continue 05BAR-00000-00293 to the meeting of March 3, 2006. Project is to return for preliminary/final review. The following comments were made by the North Board of Architectural Review members for this project:

COMMENTS:

- **Consider bringing the barn gable roof elements out toward the parking lot to give added depth. Giovanni's and Bike Barn in Albertson's shopping center are good examples.**
- **The front of the building reads as one, flat, typical strip mall; seek to add dimension like an arcade rather than a boardwalk.**
- **Use of different materials and colors will help to give the stores identity.**
- **Consider relocating the smaller gable elements for better balance and perhaps use different colors.**
- **Future Sign Plan – Signs should be a reflection of the building, not merely painted signs.**
- **Consider adding open barn doors.**
- **Consider using a different color than the white on the center façade; yellow tones or galvanized siding might work.**
- **Return with perspectives.**

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 **preliminary approval 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. (Continued from 1/27/06)

Ravatt moved, seconded by Hurley, and carried by a vote of 5 to 0 to drop 05BAR-00000-00296 from the Standard Agenda. See Agenda Status Report.

CONCEPTUAL REVIEW

4. **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 **further 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. (Continued from 1/27/06)

Project received further conceptual review only. No action taken. Applicant to return for preliminary/final on consent. The following comments were made by the North Board of Architectural Review members for this project:

COMMENTS:

- **Monument sign is supported. The base should be either smooth or stone, not brick.**
- **The version approved by the Old Town Orcutt Revitalization Association (OTORA) is acceptable except for the pole sign (use monument sign instead).**

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 Santa Maria area, Fourth Supervisorial District. (Continued from 1/27/06)

Action: Ravatt moved, seconded by Hurley, and carried by a vote of 5 to 0 to continue 03BAR-00000-00294 to the meeting of March 3, 2006. See Agenda Status Report.

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 5 to 0 that the meeting be adjourned until 9:00 A.M. on Friday, March 3, 2006 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 10:49 A.M.