



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: February 23, 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 **Vice-Chair**

Kevin J. Small **Vice-Chair**
Greg Ravatt,
Yesenia Valero, **NBAR Secretary**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Hurley at 9:00 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 - Vice Chair
Craig Lewis Atkinson - Alternate
John Zorovich - Planner III
Yesenia Valero - NBAR Secretary

BOARD MEMBERS ABSENT: Kevin Small

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Barry moved, seconded by Atkinson and carried by a vote of 4 to 0 (Ravatt, Small absent) to adopt the following changes to the agenda:

Item No. 4. 07BAR-00000-00032 Rice Ranch New Development has been continued the meeting of April 6, 2007.

III. MINUTES: King moved, seconded by Barry and carried by a vote of 4 to 0 (Ravatt, Small absent) to approve the Minutes of February 2, 2007 as revised.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS: Chair Jared Hurley informed that he has sent a letter to the Board of Supervisors asking for a replacement landscape architect to be placed on the NBAR.

V. STAFF UPDATE: None

VI. STANDARD AGENDA:

**1. 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 **final approval 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 Santa Maria area, Fourth Supervisorial District.

(Continued from 1/27/06, 12/08/06, 1/12/07 and 2/02/07)

ACTION: Barry moved, seconded by King and carried by a vote of 5 to 0 (Small absent) to continue item 05BAR-00000-00312. The following comments were made:

NBAR COMMENTS:

- **NBAR will not support the beige on canopy. Beige color provides an entire different look to project. If project is moving away from red/white sign concept and going toward beige colors, the project should come back for preliminary review.**
- **Pole sign with canopy will add visual clutter to the site.**
- **Pole sign is better than existing pole sign, however, monument sign would be more attractive from an aesthetic standpoint.**
- **Applicant to resubmit for preliminary/final approval.**

**2. 07BAR-00000-00020 Smith New Residence Orcutt
07LUP-00000-00055 (Joyce Gerber, Planner) **Jurisdiction: N/A****

Request of Linden Shimizu, agent for the owner, Russell Smith, to consider Case No. 07BAR-00000-00020 for **conceptual review of a new residence of approximately 884 square feet.** The following structures currently exist on the parcel: current residence of approximately 1,055 square feet. The proposed project will not require grading. The property is a 6,500 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-111-010, located at **625 Union Road** in the Orcutt area, Fourth Supervisorial District.

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

NBAR COMMENTS:

- **Applicant needs to verify with P&D staff whether project requires lot split and design site layout as appropriate.**

**3. 06BAR-00000-00308 Ekstrum Monument Sign Lompoc
(Jeanne Bozzano, Planner) **Jurisdiction: Sign****

Request of Dale & Sherry Ekstrum owners, to consider Case No. 06BAR-00000-00308 for **conceptual/preliminary/final review of a 34 square foot monument sign (4.66 ft. x 7.25 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 .0512 acre zoned PI and shown as Assessor's Parcel Number 097-292-003, located at **191 West Burton Mesa Boulevard** in the Lompoc area, Third Supervisorial District. (Continued from 1/12/07)

ACTION: Hurley moved, seconded by Ravatt and carried by a vote of 5 to 0 (Small absent) to grant final approval of 06BAR-00000-00308. The following comments were made:

NBAR COMMENTS:

- **Sign is acceptable as long as it meets setback.**
- **In ground lighting requirements is acceptable if applicant decides to install lighting.**

4. 07BAR-00000-00032 Rice Ranch New Development Orcutt
TM 14,430 (John Zorovich, Planner) Jurisdiction: Development Plan

Request of Sylvia Gonzales and Laurie Tamura, agents for Rice Ranch Ventures, LLC, to consider Case No. 07BAR-00000-00032 for **conceptual review: 1) project landscaping; and 2) architectural plans**. There are currently no structures on the parcel. The proposed project will require approximately 536,282 (2 neighborhoods & basin) cubic yards of cut and approximately 501,590 cubic yards of fill. The property is a 105.52 acre parcel zoned PRD and shown as Assessor's Parcel Numbers 101-390-003 and 004, located in the Rice Ranch Specific Plan Area (Pine Creek and The Oaks neighborhoods) in the Orcutt area, Fourth Supervisorial District.

ACTION: Barry moved, seconded by Atkinson and carried by a vote of 4 to 0 (Ravatt, Small absent) to continue item 07BAR-00000-00032 to the meeting of April 6, 2007.

There being no further business to come before the North Board of Architectural Review, Board Member Barry 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, March 16, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 10:30 A.M.