



# COUNTY OF SANTA BARBARA

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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: July 23, 2010**

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

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Craig Lewis Atkinson  
James King, **Vice-Chair**  
Greg Ravatt  
Kevin J. Small, **Chair**

Jared Hurley, **Alternate**  
Gil V. Palacios, **Alternate**  
Zoraida Abresch, **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, Kevin Small, at 9:05 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

## **BOARD MEMBERS PRESENT:**

Craig Lewis Atkinson (*arrived at 9:04 A.M.*)  
James King (*arrived at 9:04 A.M.*) - Vice Chair  
Kevin J. Small - Chair  
Jared Hurley - Alternate  
Gil V. Palacios (*arrived at 9:15 A.M.*) - Alternate

## **STAFF MEMBERS PRESENT:**

Leticia I. Rodriguez - Board Assistant Specialist  
Zoraida Abresch - Supervising Planner, Development Review North

## **BOARD MEMBERS ABSENT:**

Gregg Ravatt

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** None.

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** No changes made to the agenda.

**III. MINUTES:** Hurley moved, seconded by King and carried by a vote of 3 to 0 (Ravatt and Palacios absent) (Atkinson abstained) to approve the Minutes of April 23, 2010.

King moved, seconded by Atkinson and carried by a vote of 3 to 0 (Ravatt and Palacios absent) (Hurley abstained) to approve the Minutes of May 28, 2010.

Atkinson moved, seconded by King and carried by a vote of 3 to 0 (Ravatt and Palacios absent) (Hurley abstained) to approve the Minutes of June 25, 2010, as revised.



140 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 129-170-004, located at **2775 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 03/14/08 and 04/04/08)

**NBAR COMMENTS:**

- **NBAR concerned with visibility from Clark Avenue.**
- **Shop building is very close to Clark Avenue.**
- **Consider screening thru use of landscaping. A wall would not be appropriate in this location, natural screening would minimize views better.**
- **Cluster trees and add large shrubs to Clark Avenue.**
- **Major issues with shop building location. NBAR would like to see building drawings and clarification as to reason for location.**
- **NBAR is fine with issuance of grading permit as long as landscaping changes occur.**

**ACTION:** Atkinson moved, seconded by Hurley, and carried by a vote of 5 to 0 (Ravatt absent) to grant preliminary approval of 08BAR-00000-00046. Applicant may return for final approval on consent.

3. 10BAR-00000-00058                      Broadway and Union Signs                      Orcutt  
10SCC-00000-00009 (Kim Probert, Planner)                      Jurisdiction: Signage

Request of Aimee Cunningham, Ravatt Albrecht & Associates, agent for owners, Jim Albrecht and Greg Ravatt, to consider Case No. 10BAR-00000-00058 for **preliminary/final approval of 4 sign types of approximately 1/8 the façade of the existing building.** The following structure currently exists on the parcel: a commercial building of approximately 4,218 square feet. The proposed project will not require grading. The property is a 16,180 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-092-017, located at **156 South Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 4/23/10)

**NBAR COMMENTS:**

- **NBAR is fine with both projection and wall sign.**
- **Painted signs would be fine.**
- **Need consistency at street level.**

**ACTION:** Atkinson moved, seconded by Palacios, and carried by a vote of 5 to 0 (Ravatt absent) to grant preliminary approval of 10BAR-00000-00058. Applicant may return for final approval.

4. 09BAR-00000-00007                      Verizon at Righetti High School #167334                      Orcutt  
09CUP-00000-00002 (Megan Lowery, Planner) Jurisdiction: Planning Commision –Telecom

Request of Tricia Knight, agent for the owners, Santa Maria Joint Union High School, to consider Case No. 09BAR-00000-00007 for **final approval of a telecommunications facility consisting of six panel antennas mounted to a replacement 91-foot high light standard, a 240 square foot equipment shelter, and a backup emergency generator located within a 1496 square-foot lease area.** The following structure currently exists on the parcel: a light standard of approximately 91 square feet in height. The proposed project will not require grading. The property is a 18.47 acre parcel zoned PI and shown as Assessor's Parcel Number 107-200-012, located at **941 East Foster Road** in the Santa Maria area, Fourth Supervisorial District. (Continued from 02/27/09, 12/18/09, 02/26/10, and 04/23/10)

**ACTION:** King moved, seconded by Hurley, and carried by a vote of 5 to 0 (Ravatt absent) to grant final approval of 09BAR-00000-00007.

**Verizon Telecommunications**  
5. 10BAR-00000-00092 Facility at Vulcan Storage Vandenberg Village  
10CUP-00000-00021(Megan Lowery, Planner)Jurisdiction: Planning Commission –Telecom

Request of Nick Gonzalez, agent for the applicant, Verizon Wireless, to consider Case No. 10BAR-00000-00092 for **further conceptual review of a telecommunications facility consisting of a 57-foot high antenna support structure designed to resemble a pine tree, with 12 panel antennas, a 198 square foot equipment compound, and a backup emergency generator located within a 700 square-foot lease area.** The following structure currently exists on the parcel: a storage facility of approximately 19,904 square feet. The proposed project will not require grading. The property is a 1.54 acre parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-010, located at **170 Vulcan Drive** in the Vandenberg Village area, Third Supervisorial District. (Continued from 6/25/10)

**NBAR COMMENTS:**

- **Equipment yard and fence are located within the drive aisle & impede the flow of traffic.**
- **Appear to be located within parking spaces.**
- **Location does not allow for landscape screening.**
- **Need a larger scale site plan showing more site detail.**
- **Either relocate equipment yard and fence or provide reasons why this cannot occur.**
- **Bring manufacturers specifications on tree & color/material board.**
- **Add specifications on plans; dimension parking spaces.**

**Project received further conceptual review only. Ravatt absent. Small recused. No action taken. Applicant may return for preliminary/final approval.**

6. 10BAR-00000-00027 Will Commercial Building Overall Sign Plan Orcutt  
10OSP-00000-00001(Dana Carmichael, Planner) Jurisdiction: Overall Sign Plan

Request of Studio 2G Architects, agent for owner, Will Family Trust, to consider Case No. 10BAR-00000-00027 for **preliminary/final approval of proposed 2 monument signs, 51 wall signs, and 19 projecting signs.** The following structures currently exist on the parcel: commercial building A of approximately 8,461 square feet and 8,128 square feet, commercial building B of approximately 10,467 square feet, and commercial building C of approximately 11,072 square feet. The proposed project will not require grading. The property is a 7.8 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel Numbers 105-091-006 and 105-121-001 located at **200 Block South Broadway Street** in the Orcutt area, Fifth Supervisorial District.(Continued from 2/26/10)

**ACTION: Hurley moved, seconded by King, and carried by a vote of 3 to 0 (Ravatt absent) (Small and Palacios recused) to grant preliminary/final approval of 10BAR-00000-00027.**

*There being no further business to come before the North Board of Architectural Review, Board Member Hurley moved, seconded by Atkinson, and carried by a vote of 3 to 0 (Ravatt, Small, and Palacios absent) to adjourn the meeting until 9:00 A.M. on Friday, August 27, 2010 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 12:03 P.M.