



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: December 8, 2006**

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

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

Kevin J. Small
Greg Ravatt, **Chair**
Adam Baughman, **Planner III**
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 9:10 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Gregg Ravatt - Chair
Jared Hurley - Vice-Chair
James King - Vice Chair
Kevin J. Small
Craig Lewis Atkinson - Alternate
Yesenia Valero - NBAR Secretary

BOARD MEMBERS ABSENT:

Dominick Roger Barry
Adam Baughman - Planner III

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

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

III. MINUTES: Hurley moved, seconded by Small and carried by a vote of 5 to 0 (Barry absent) to approve the Minutes of November 17, 2006 as revised.

C-1. 06BAR-00000-00248 Conoco Phillips Pole Sign Lompoc
06SCC-00000-00015 (Jeanne Bozzano, Planner) Jurisdiction: Signage

Request of Dan Popa, architect for the owner, Conoco Phillips, to consider Case No. 06BAR-00000-00248 for **preliminary/final approval on consent of replacement of a pole sign of approximately 65 square feet and refacing of two wall signs.** The following structures currently exist on the parcel: service station and two fuel canopies of approximately 65 square feet. The proposed project will not require grading. The property is a 19,895 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 097-371-027, located at **3705 Constellation Rd.** in the Lompoc area, Third Supervisorial District. (Continued from 10/20/06)

ACTION: Small moved, seconded by Ravatt and carried by a vote of 5 to 0 (Barry absent) to grant final approval on consent of 06BAR-00000-00248.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:

V. STAFF UPDATE:

VI. STANDARD AGENDA:

**1. 05BAR-00000-00312 Conoco Philips Modification for Pole Sign Santa Maria
05LUP-00000-01319 (Joyce Gerber, Planner) Jurisdiction: Signage**

Request of A & S Engineering, agent for the owners, Conoco Philips, 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)

ACTION: Hurley moved, seconded by Small and carried by a vote of 5 to 0 (Barry absent) to continue item 05BAR-00000-00312. Applicant to return January 12, 2007 for further preliminary/final approval. The following comments were made:

- **On canopy, reverse white and red colors so red color is a narrow stripe and canopy is primarily white.**
- **Applicant's suggested alternative for white on bottom and top with red stripe up to 18" in center of canopy will be considered.**
- **Consider a wing wall from southeast corner of building extending east to screen service bays.**
- **Add repainting existing building exterior to project description.**
- **Return with landscape and irrigation plan details.**

**2. 06BAR-00000-00137 Tinch New Addition Orcutt
06LUP-00000-00581 (Joyce Gerber, Planner) Jurisdiction: Orcutt**

Request of Greg Soto, architect for the owner, Chuck Tinch, to consider Case No. 06BAR-00000-00137 for **final approval of a new, approximately 4,244 square foot, two-story commercial building and an approximately 441 square foot addition.** The following structure currently exists on the parcel: 960 square foot commercial building. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-101-006, located at **350 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 07/07/06 8/18/06, 10/20/06 and 11/17/2006)

ACTION: Small moved, seconded by King and carried by a vote of 5 to 0 (Barry absent) to grant final approval of 06BAR-00000-00137 with the following conditions:

- **Consider butt overlap an alternative to mitered columns.**
- **Show gutter size at porch. (i.e. 2"x 2")**
- **Show exterior light for wall sign on plans.**
- **Provide more details on how potted plants are irrigated and how they drain.**

3. 06BAR-00000-00100 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. 06BAR-00000-00100 for **final approval of: 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. (Continued from 05/05/06, 06/16/06, 8/18/06 9/29/06, 10/20/06, 11/17/06)

ACTION: Atkinson moved, seconded by Hurley and carried by a vote of 5 to 0 (Barry absent) to grant final approval of 06BAR-00000-00100.

4. 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 and 06BAR-00000-00164 for **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.

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

- **Residential uses could perhaps be relocated on the site to have better access to landscaped open space, such as the park.**
- **Explore all options for dual use of the detention basin.**
- **Some of the towers appear to be out of character.**
- **Concerns are expressed regarding second and third story windows of residential uses having impact on privacy of existing residential uses.**
- **Provide sections from Tiffany Park to freeway.**
- **BAR and staff should support applicants efforts with Caltrans to allow landscaping with the Highway 101 Right of way.**

5. 06BAR-00000-00271 Lebard Commercial Development Orcutt
06LUP-00000-00982 (Dana Carmichael, Planner) Jurisdiction: Commercial

Request of William De Leenher, designer for the owner, Steve LeBard, to consider Case No. 06BAR-00000-00271 for **preliminary/final approval for construction of two retail commercial buildings consisting of 7,771 square feet and grading consisting of 650 cubic yard of cut, 1,200 cubic yard of fill and importation of 550 cubic yards.** Public improvements to include sidewalks, curbs and gutters, a mural, 20 parking spaces, a median separating the parking area from the street, container plants, street trees, western style fencing, and landscaping. The property is a 1.25 acre parcel zoned OT-GC and shown as Assessor's

Parcel Number 105-020-041, located at the corner of **Clark Avenue and Foxenwood Lane** in the Santa Maria area, Fourth Supervisorial District. (Continued from 11/17/06)

ACTION: Hurley moved, seconded by King and carried by a vote of 5 to 0 (Barry absent) to grant preliminary approval of 06BAR-00000-00271. Applicant to return for final approval. The following comments were made:

- **This is a good example of the level of detail that will create character of Old Town Orcutt.**
- **Applicant to return for final approval with landscape and irrigation plan.**

**6. 06BAR-00000-00217 Village Gas Inc. Alteration of Service Station Lompoc
06LUP-00000-00787 (Jeanne Bozzano, Planner) Jurisdiction: Commercial**

Request of Roman Ponce, agent for the owner, Joe Singh, to consider Case No. 06BAR-00000-00217 for **final approval for conversion of existing service bays and service repair shop to a mini-mart; this includes both an interior and exterior remodel of approximately 1,248 square feet.** The following structures currently exist on the parcel: bays of approximately 1,614.81 square feet and tire shed of approximately 36 square feet. The proposed project will not require grading. The property is a 27,398 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 097-371-027, located at **3705 Constellation Road** in the Lompoc area, Third Supervisorial District. (Continued from 9/29/06, 10/20/06 and 11/17/06)

ACTION: Atkinson moved, seconded by Hurley and carried by a vote of 5 to 0 (Barry absent) to grant final approval of 06BAR-00000-00217. (Does not include canopy or pole sign).

**7. 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).

ACTION: Project received conceptual review only. (Barry absent, Ravatt recused) No action taken. The following comments were made:

- **Provide E-W cross section through Highway 135.**
- **Entry structure needs to make more of a statement. (i.e. higher archway and roof peak/spire).**
- **Handicapped access ramp could be shortened to allow more for landscaping if handrails are added.**
- **Clarify how tower structure will work to allow light into desired areas and not undesired areas.**
- **Reconsider Dutch Gable which is awkward architecturally.**
- **Applicant to return January 12, 2007 for further conceptual/preliminary approval.**

There being no further business to come before the North Board of Architectural Review, Board Member Small moved, seconded by King, and carried by a vote of 4 to 0 (Atkinson absent) to adjourn the meeting until 9:00 A.M. on Friday, January 12, 2007 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 12:45 P.M.