

**ATTACHMENT H: OLD TOWN ORCUTT AND LOS ALAMOS BELL STREET DESIGN GUIDELINES
RESOLUTION
RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF ADOPTING AMENDMENTS TO)
THE OLD TOWN ORCUTT DESIGN GUIDELINES AND)
THE LOS ALAMOS BELL STREET DESIGN)
GUIDELINES REGARDING SIGNS.)

RESOLUTION NO.: 25- 21

WHEREAS, on July 25, 2006, by Resolution No. 06-236, the Board of Supervisors (Board) adopted the *Old Town Orcutt Design Guidelines*; and

WHEREAS, on February 8, 1994, by Resolution No. 94-96, the Board adopted the *Los Alamos Bell Street Design Guidelines*; and

WHEREAS, on February 15, 2011, by Resolution No. 11-130, the Board adopted a comprehensive update to the *Los Alamos Bell Street Design Guidelines*; and

WHEREAS, the County Planning Commission held a duly noticed public hearing on the proposed amendments, at which hearing the amendments were explained and comments invited from the public; and

WHEREAS, citizens, public agencies, and community groups have been provided opportunities to be involved in the preparation of the limited updates of the *Old Town Orcutt Design Guidelines* the *Los Alamos Bell Street Design Guidelines* and in duly noticed public hearings; and

WHEREAS, the County Planning Commission, after holding a duly noticed public hearing on the above described amendments, endorsed and transmitted to the Board of Supervisors said recommended amendments by resolution; and

WHEREAS, the Board of Supervisors received and considered the County Planning Commission's recommended actions and held a duly noticed public hearing on the proposed amendments at which hearing the amendments were explained and comments invited from the public; and

WHEREAS, the proposed amendments are consistent with the Santa Barbara County Comprehensive Plan and State law, and are in the interest of the general community welfare.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The Board of Supervisors now finds that it is in the public interest to provide orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of the County to adopt amendments to the *Old Town Orcutt Design Guidelines* as provided in Exhibit 1 and to the *Los Alamos Bell Street Design Guidelines* as provided in Exhibit 2. Except as provided in Exhibits 1 and 2, the Guidelines shall remain unchanged and in full force and effect.
3. This resolution and the amendments to the *Old Town Orcutt Design Guidelines* the *Los Alamos Bell Street Design Guidelines* shall take effect and be in force 30 days from the date of its passage. The amendments to the *Old Town Orcutt Design Guidelines* the *Los Alamos Bell Street Design Guidelines* shall apply to projects that have not received preliminary approval by the NBAR as of the effective date the amendments, except as otherwise required by State law.

4. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all documents and other materials in accordance with this Resolution to reflect the above mentioned action by the Board of Supervisors.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, this 11th day of February, 2025 by the following vote:

AYES: Supervisors Lee, Capps and Hartmann

NOES: Supervisors Nelson and Lavagnino

ABSENT: None

ABSTENTIONS: None

ATTEST:
MONA MIYASATO
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By Shila LaGuerre
Deputy Clerk of the Board

By Laura Capps
LAURA CAPPS, CHAIR
BOARD OF SUPERVISORS

APPROVED AS TO FORM:
RACHEL VAN MULLEM
COUNTY COUNSEL

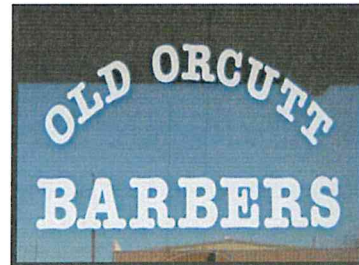
By Johnnie L. Hartley
Deputy County Counsel

EXHIBIT 1: *Old Town Orcutt Design Guidelines Amendments*
EXHIBIT 2: *Los Alamos Bell Street Design Guidelines Amendments*

EXHIBIT 1: OLD TOWN ORCUTT DESIGN GUIDELINES AMENDMENTS

*The following text shows the amendments to the Old Town Orcutt Design Guidelines for consistency with the Outdoor Lighting, Signs, and Miscellaneous Ordinance Amendments, Case No. 24ORD-00001. Additions are shown in **red underlines text** and deletions are shown in **red strikethrough text**. Except as provided herein, the Old Town Orcutt Design Guidelines shall remain unchanged and in full force and effect.*

Old Town Orcutt



DESIGN GUIDELINES

ADOPTED JULY 2006

AMENDED DECEMBER 2024

Adopted by Board of Supervisors Resolution 06-236
July 25, 2006

OLD TOWN ORCUTT DESIGN GUIDELINES

ADOPTED JULY 2006 | AMENDED DECEMBER 2024

Adopted by Board of Supervisors Resolution 06-236
July 25, 2006

AMENDED BY BOARD OF SUPERVISORS RESOLUTION, 24-
DECEMBER 2024

PREPARED FOR:

COUNTY OF SANTA BARBARA

7: SIGNAGE AND LIGHTING



Fig. 7.1: Older style lettering (with serifs) painted on the upper portion of the falsefront is appropriate to Old Town Orcutt.



Fig. 7.2: Two examples of hanging signs painted on wood background with edge trim



Fig. 7.3: Low mounted carved business sign with upper and lower case letters



Fig. 7.4: Signage applied to windows in an appropriate style for Old Town Orcutt

The signs and lighting guidelines are intended for business identification as well as to augment the expression of the local history. Signs for commercial development should be designed as an integral part of the structure they serve and relate in lettering style and form to the Old Town Orcutt character identified in the guidelines below. Lighting is also an important design element that both enhances the major architectural features of the structures and augments the character and safety of the community, thereby increasing the potential for extended beneficial use of the pedestrian overlay area in the evening hours. (Guidelines for this section are identified with the prefix “SG” for signage.)

Sign Guidelines

SG-1 Signage

Signs should be designed as an integral site and architectural element of new construction in Old Town Orcutt. They should be clear, concise, and informative. They should be constructed of high quality, low maintenance, and long lasting materials.

- Attachment of the sign to the structure should be integrated as part of the architectural design of the building.
- In keeping with the old western theme, interior illuminated cabinet signs are discouraged, as are flashing signs. “Luminous tube” signs are strongly discouraged.
- Signs should not cover up windows or important architectural features.

SG-2 Design Character

Signs are encouraged to have borders, trim, and be recessed into their frames. They should be painted on the walls of the structure or on wood or other durable material that avoids a shiny or modern flavor.

- ~~Wall signs shall be proportional to the wall space available. They shall not project more than 4” beyond the surface of the structure.~~
- ~~Wall signs are not to exceed one-eighth of the square footage of the building facade~~

7. SIGNAGE AND LIGHTING

~~of that portion of the first floor occupied by the enterprise and upon which facade the wall sign is to be located.~~

- ~~• Hanging and projecting signs above walkways shall have a minimum of eight feet of clearance above the pavement and should have a maximum of six square feet per sign.~~
- Awning signs (typically auto-oriented) shall not cover more than 25% of the total awning area and should be limited to text such as the name of a store. Large logos and trademarks should be discouraged.
- Substances such as plastic or modern frameless glass or metals are discouraged.

SG-3: Lettering Styles

Typically signs of this era in the west were hand painted and therefore tended to use lettering styles that lent themselves to this medium. Most of the styles were characterized by serifs. Such styles as Helvetica or Arial would have not have been utilized. We have sought to provide illustrated examples of appropriate typefaces or styles such as in Figures 7.1 through 7.5.

SG-4 Directional Signs

Signs giving guidance to parking lots, bus stops, bicycle paths, or similar uses should be mounted on lampposts or buildings where possible to avoid the additional clutter of posts in the public right-of-way. These signs should meet County standards as far as size but be compatible in style with the above design guidelines.

Building Lighting

Lighting for commercial developments should be considered as an important component of design plans. Lighting defines the evening and night time character of the community almost as much as the architectural features during the day.



Fig. 7.5: An example of a more elaborate style of window signage that is appropriate.



Fig. 7.6: While well proportioned, this style of signage is not appropriate for Old Town as it is out of character with the western theme.



Fig. 7.7: Example of a carved wood directional sign

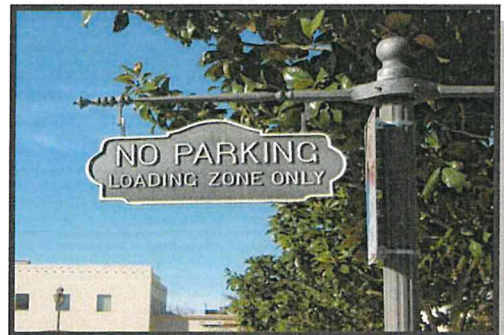
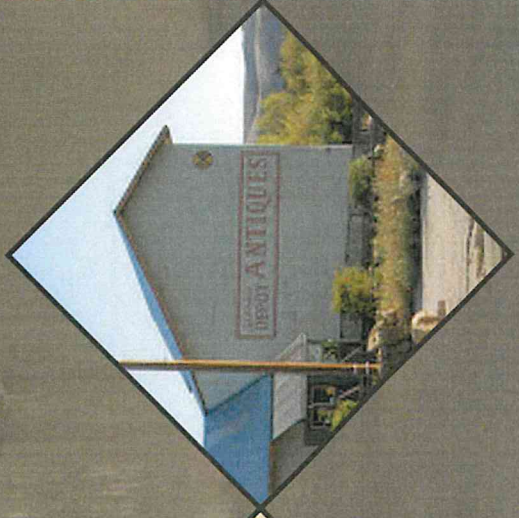
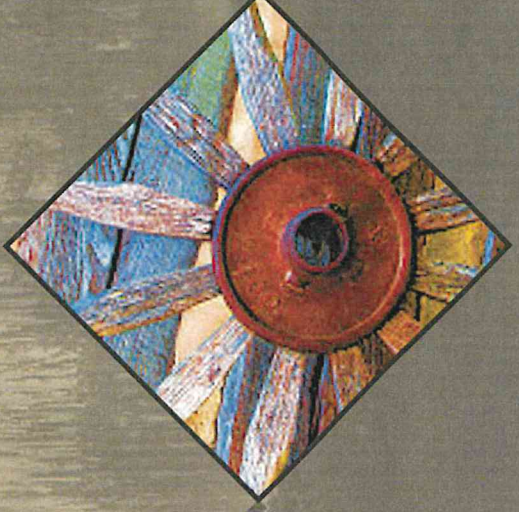


Fig. 7.8: Example of a cast metal directional sign

EXHIBIT 2: LOS ALAMOS BELL STREET DESIGN GUIDELINES

The following text shows the amendments to the Los Alamos Bell Street Design Guidelines for consistency with the Outdoor Lighting, Signs, and Miscellaneous Ordinance Amendments, Case No. 24ORD-00001. Additions are shown in green underlined text and deletions are shown in ~~red strikethrough text~~. Except as provided herein, the Los Alamos Bell Street Design Guidelines shall remain unchanged and in full force and effect.

Los Alamos Bell Street DESIGN GUIDELINES



County of Santa Barbara
Planning & Development
Department
Board of Supervisors
Adopted February 15, 2011
Amended December 2024

**Adopted by the Santa Barbara County
Board of Supervisors, February 15, 2011
Resolution # 11-130**

**Amended December 2024
Resolution # 24-**

6. Signs

Sign Character and Guidelines

In addition to these Guidelines, signs are subject to the requirements of the County's ~~Chapter 35, Article I, Sign Ordinance~~. The intent of the sign section of the design guidelines is to supplement the County's sign ordinance by specifying points related to the design of signs, specifically as this relates to the architectural style of the building to which the sign belongs, placement and proportion of signs, and aesthetics such as color and lettering style. It is not the intent of the design guidelines to dictate or duplicate what is allowed or prohibited as the guidelines are not regulatory and as opposed to standards which reside in other regulatory County documents such as the sign ordinance and the LUDC.

A unified treatment of commercial signs is important to maintain and enhance the appeal and integrity of the Bell Street area. "Unified treatment" does not necessarily mean that all signs must have the same style of lettering. Rather, the lettering should have similar stylistic traits and the signs should be placed in a manner that complements the architectural style of the buildings. Signs should also be compatible with the signs of adjoining premises.

The sign guidelines are intended for business identification as well as to augment the expression of the local history. Signs should be designed as an integral part of the structure they serve and relate in lettering style and form below.

Sign Lighting

Signs should be lit only with shielded lights using high quality fixtures appropriate to the architecture of the building. Exposed standard spot and flood light bulbs should be avoided. Light supports should complement the design of the sign and building facade. Lighting should be directed toward the sign with no light spill beyond the sign face. In keeping with the old western theme, all sign lighting must be external. No interior illuminated cabinet or flashing signs are permitted.

Gooseneck light fixtures are a common means of providing down lighting on signs and storefronts and are appropriate to the historic character of Los Alamos (see Figure 53).

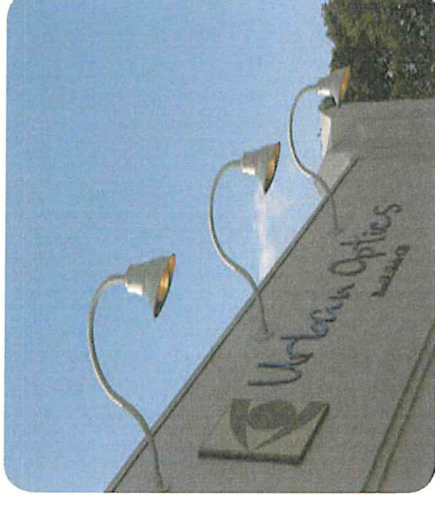


Figure 53 – Example of gooseneck fixtures

3. ARCHITECTURAL FEATURES

Use architectural style and design features that accommodate any constraints of the site, that complement the structures in the vicinity, and that are consistent with the character of the Bell Street area.

- ☐ Architectural details are compatible with the design, materials, and colors of the main structure.
- ☐ Building entrance is oriented towards Bell Street.
- ☐ Doors and windows are used generously to encourage pedestrian activity and interest and foster commercial activity.
- ☐ Residential garages and driveways complement the corresponding structure.
- ☐ Driveways are constructed of permeable or semi-permeable hardscape surfaces.
- ☐ Fences and walls are avoided at the front property line.
- ☐ Rooflines do not take up an expansive continuous plane.
- ☐ Sloped or pitched roofs are used instead of flat roofs.
- ☐ Roof equipment and utility panels are hidden.

4. BUILDING DETAILS

- ☐ Approved building materials are used.
- ☐ Windows and doors are used in a manner that enhances visual interest along Bell Street.
- ☐ Darker, locally occurring colors are used.
- ☐ A minimum 8' clearance is used for awnings.
- ☐ Doors are inset with detailing and do not consist of one flat plane.
- ☐ Low energy, low intensity, full cut-off lighting is used.
- ☐ Entries and parking areas are lit to provide visual appeal and safety.
- ☐ Lighting impact on adjacent sites is minimized.
- ☐ Screening, fencing and walls fit with the building appearance and surrounding area.

5. SIGNAGE

- ☐ Signs are compatible with other signs in the area and are proportionate to buildings.
- ☐ Signs meet appropriate clearances, lettering styles and placement requirements.
- ☐ Signs are consistent with the County's Sign Ordinance. ~~Modern or illuminated signs are not used.~~
- ☒ ~~Signs do not cover up windows or architectural features.~~