

# COUNTY OF SANTA BARBARA



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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: January 23, 2009**

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

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Kevin J. Small, **Chair**  
James King, **Vice-Chair**  
Jared Hurley  
Greg Ravatt  
Ronald F. Bettencourt

Craig Lewis Atkinson, **Alternate**  
Gil V. Palacios, **Alternate**  
Gary Kaiser, **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 Small at 9:00 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

**BOARD MEMBERS PRESENT:**

Kevin J. Small - Chair  
James King - Vice Chair  
Gregg Ravatt  
Jared Hurley  
Ronald F. Bettencourt  
Craig Lewis Atkinson - Alternate  
Gil V. Palacios - Alternate

**STAFF MEMBERS PRESENT:**

Leticia I. Rodriguez - Board Assistant  
Gary Kaiser - Supervising Planner, Development Review North

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** None.

**ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENTS:** None.
- II. AGENDA STATUS REPORT:** No changes where made to the agenda.
- III. MINUTES:** Hurley moved, seconded by King and carried by a vote of 5 to 0 to approve the Minutes of December 12, 2008, as revised.
- IV. ELECTION OF NEW NBAR CHAIR AND VICE CHAIR:** Huley moved, seconded by Small and carried by a vote of 5 to 0 to defer the election of the new NBAR Chair and Vice-Chair to the NBAR meeting of February 27, 2009.  
Ravatt moved, seconded by Bettencourt and carried by a vote of 5 to 0 to elect Kevin Small as 2009 NBAR Chair and James King as 2009 CBAR Vice-Chair to retain chairmanship for the month of January 2009.
- V. NBAR MEMBERS INFORMATIONAL BRIEFINGS**
- VI. STAFF UPDATE**

**VII. STANDARD AGENDA:**

1. **09BAR-00000-00001 Ocean Beach Park Boardwalk Lompoc**  
**08DVP-00000-00038** (Mark Walter, Planner) **Jurisdiction: DVP**

Request of Juan Beltranena, for Santa Barbara County Parks Department, to consider Case No. 09BAR-00000-00001 for **conceptual review of a new elevated boardwalk and gazebo of approximately 1,673 square feet**. The following structure currently exists on the parcel: a restroom of approximately 375 square feet. The proposed project will not require grading. The property is a 38.22 acre foot parcel zoned REC and shown as Assessor's Parcel Number 095-040-001, located at **Ocean Beach Park** in the Lompoc area, Third Supervisorial District.

**NBAR COMMENTS:**

- **ADA space must provide van accessible space (8-foot area) on passenger side. This will reduce separation between parking space and proposed ramp.**
- **Width of ramp should coincide with standard lumber dimensions to minimize labor costs during construction.**
- **Consider using 6 x 6 support posts instead of 4 x 4 posts.**
- **Synthetic material would be preferred over wood from a durability standpoint.**
- **Re-study gazebo design for example 1 x 3 redwood slats will warp.**

**Project received conceptual review only. No action taken. Applicant may submit for preliminary approval.**

2. **08BAR-00000-00221 Orthodox Church of Annunciation Orcutt**  
**08ZCI-00000-00078** (Joyce Gerber, Planner) **Jurisdiction: Mitigation Measure**

Request of Curtis Illingworth, agent for the owners, Orthodox Church of Annunciation, to consider Case No. 08BAR-00000-00221 for **final approval of a new church sanctuary of approximately 2,648 square feet**. The following structures currently exist on the parcel: a fellowship hall of approximately 2,500 square feet and a residence of approximately 1,500 square feet. The proposed project will require approximately 25 cubic yards of cut and fill. The property is a 1.02 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 107-070-019, located at **873 Francine Lane** in the Orcutt area, Fourth Supervisorial District. (Continued from 10/10/08 and 11/07/08)

**NBAR COMMENTS:**

- **Exterior colors and trim should not be overly contrasting.**
- **Color board is needed.**
- **Architectural details are needed.**

**ACTION: Small moved, seconded by Ravatt, and carried by a vote of 5 to 0 to continue final approval of 08BAR-00000-00221. Applicant may submit for final approval on consent.**

3. **08BAR-00000-00185 Evergreen Shopping Center Overall Sign Plan Orcutt**  
**08OSP-00000-00002** (Joyce Gerber, Planner) **Jurisdiction: Sign**

Request of MW Architecture, agent for the owners, PR Investments, LLC, to consider Case No. 08BAR-00000-00185 for **final approval of sign program (48 wall signs, 1 pole, 2 monument signs) of (to be determined) square feet**. The following structures currently exist on the parcel: 3 retail buildings to be demolished of approximately 1,500 square feet, 2,000 square feet, and 28,750 square feet. The proposed project will not require grading. The property is a 4.37 acre parcel zoned C2 and shown as Assessor's Parcel Number 109-200-012,-013,-015, and -016,

located at **3400 - 3500 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 08/29/08, 09/19/08, and 10/10/08)

**NBAR COMMENTS:**

- **Add sentence 9 on page 4, General Sign Construction Requirements, as follows:**
  - **Individual tenant signs shall be professionally designed and shall be high design quality.**

**ACTION:** Small moved, seconded by Ravatt, and carried by a vote of 5 to 0 to continue final approval of 08BAR-00000-00185. Applicant may submit for final approval on consent.

**4.      07BAR-00000-00258              St. Louis de Montfort Church    Orcutt**  
**07DVP-00000-00026 (Joyce Gerber, Planner)    Jurisdiction: Orcutt**

Request of Urban Planning Concepts and Halsell Builder, Inc., agents for the owners, St. Louis de Montfort Parish, to consider Case No. 07BAR-00000-00258 for **preliminary approval of a master plan build out to include a classroom building, multipurpose room, and addition to the main hall for a total of 15,807 square feet.** The following structures currently exist on the parcel: sanctuary, rectory, main hall, and four modular classrooms for a total approximate amount of 37,019 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 6.12 acre parcel zoned PI and shown as Assessor's Parcel Number 103-020-044, 103-020-071, and 103-020-072 located at **5075 Harp Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 10/12/07 and 12/12/08)

**NBAR COMMENTS:**

- **Addition still does not relate well to existing building architecture.**
- **Addition needs some vertical elements, with roof type that ties into existing buildings.**
- **Exterior colors and materials should also relate to existing buildings.**
- **Applicant needs to show all buildings together and show relationship of how massing of structures relate to one another.**
- **Middle building needs a unique design to bridge church architecture to school architecture, if desire is for church and school to have different architectural styles.**

**ACTION:** Atkinson moved, seconded by Bettencourt, and carried by a vote of 5 to 0 (Small recused) to continue preliminary approval of 07BAR-00000-00258. Applicant may submit for preliminary approval.

*There being no further business to come before the North Board of Architectural Review, Board Member Atkinson 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, February 27, 2009 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 11:05 A.M.