



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: February 27, 2009**

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

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**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Small at 9:02 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
Ronald F. Bettencourt
Jared Hurley - Alternate
Gil V. Palacios - Alternate

STAFF MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Craig Lewis Atkinson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

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

III. MINUTES: Hurley moved, seconded by King and carried by a vote of 4 to 0 (Atkinson, Ravatt, and Palacios absent) to approve the Minutes of January 23, 2009, as revised.

IV. ELECTION OF NEW CBAR CHAIR AND VICE CHAIR: Hurley moved, seconded by King and carried by a vote of 5 to 0 to elect Kevin Small as 2009 NBAR Chair and James King as 2009 NBAR Vice-Chair.

V. CONSENT AGENDA:

C-1. 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 on consent 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, 10/10/08, and 01/23/09)

ACTION: Hurley moved, seconded by Bettencourt, and carried by a vote of 4 to 0 (Atkinson, Ravatt, and Palacios absent) to grant final approval on consent of 08BAR-00000-00185.

C-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 on consent 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, 11/07/08, and 01/23/09)

NBAR COMMENTS:

- **BAR approved color/material board. Color/material board given back to planner.**

ACTION: Hurley moved, seconded by Bettencourt, and carried by a vote of 4 to 0 (Atkinson, Ravatt, and Palacios absent) to grant final approval on consent of 08BAR-00000-00221.

VI. NBAR MEMBERS INFORMATIONAL BRIEFINGS: Hurley moved, seconded by Bettencourt and carried by a vote of 4 to 0 (Atkinson, Ravatt, and Palacios absent) to approve the letter to Mr. John Billington, regarding case 08BAR-00000-00020 and 08SCD-00000-00004.

Chair Small discussed the Story Pole Guidelines.

VII. STAFF UPDATE: Leticia I. Rodriguez handed out copies of the Hearing Support Survey.

VIII. STANDARD AGENDA:

1. 08BAR-00000-00253 ARC Vineyards Winery Orcutt
08DVP-00000-00032 (Nathan Eady, Planner) Jurisdiction: DVP
08CUP-00000-00074
08LLA-00000-00016

Request of David Swenk, agent for Urban Planning Concepts, to consider Case No. 08BAR-00000-00253 for a site visit for a **winery of approximately 12,790 square feet, associated structures of approximately 36,945 square feet, and a employee housing consisting of a development of approximately 11,675 square.** The following structure currently exists on the parcel: a storage building of approximately 2,800 square feet. The proposed project will require approximately 58,493 cubic yards of cut and approximately 9,803 cubic yards of fill. The subject property is a 193.04 acre site zoned AG-II-40 and shown as Assessor's Parcel Numbers 129-151-045, -067, and -068 located at **2540 Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/12/08)

Site visit only. No action taken.

2. **08BAR-00000-00253** **ARC Vineyards Winery** **Orcutt**
08DVP-00000-00032 (Nathan Eady, Planner) **Jurisdiction: DVP**
08CUP-00000-00074
08LLA-00000-00016

Request of David Swenk, agent for Urban Planning Concepts, to consider Case No. 08BAR-00000-00253 for **further conceptual review of a winery of approximately 12,790 square feet, associated structures of approximately 36,945 square feet, and a employee housing consisting of a development of approximately 11,675 square.** The following structure currently exists on the parcel: a storage building of approximately 2,800 square feet. The proposed project will require approximately 58,493 cubic yards of cut and approximately 9,803 cubic yards of fill. The subject property is a 193.04 acre site zoned AG-II-40 and shown as Assessor's Parcel Numbers 129-151-045, -067, and -068 located at **2540 Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/12/08)

NBAR COMMENTS:

- **Provide photos from HWY 101.**
- **Story poles may be required in the future but are not required now.**
- **Avoid reflective roof surfaces.**

Project received further conceptual review only. Atkinson absent. No action taken. Applicant may return for preliminary approval.

3. **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 **conceptual review of a telecommunications facility of approximately 1496 square feet.** 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.

NBAR COMMENTS:

- **Cell site antenna should be below the light fixture.**
- **Applicant needs to provide more site context and full-size drawings.**
- **Agent and representative from school district should attend hearings.**

Project received conceptual review only. Atkinson absent. No action taken. Applicant may return for further conceptual review.

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, 12/12/08, and 01/23/09)

NBAR COMMENTS:

- **West elevation of parish hall needs more depth variation.**
- **Project is heading in the right direction but details and proportions still need work; clearstorys and tower elements are particularly out of scale.**
- **Option "B" is preferred but needs better scale and proportions.**
- **Consider windows that don't extend so high and reduced window glazing in general.**

Project received further conceptual review only. Atkinson absent. Small recused. No action taken. Applicant may return for preliminary approval.

There being no further business to come before the North Board of Architectural Review, Board Member Hurley moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Atkinson and Small absent) to adjourn the meeting until 9:00 A.M. on Friday, March 27, 2009 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 11:59 A.M.