



# COUNTY OF SANTA BARBARA

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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: August 29, 2008**

**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

Craig Lewis Atkinson, **Alternate**  
James Nishimori, **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 King at 9:02A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

**BOARD MEMBERS PRESENT:**

James King - Vice Chair  
Jared Hurley  
Craig Lewis Atkinson - Alternate  
James Nishimori - Alternate

**STAFF MEMBERS PRESENT:**

Leticia I. Rodriguez - Board Assistant  
Gary Kaiser - Supervising Planner, Development Review North  
Joyce Gerber - Planner, Development Review North  
John Zorovich - Planner, Development Review North

**BOARD MEMBERS ABSENT:**

Kevin J. Small - Chair  
Gregg Ravatt

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** None in attendance.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None.

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

**III. MINUTES:** Hurley moved, seconded by Nishimori and carried by a vote of 3 to 0 (Small and Ravatt absent) (Atkinson abstained) to approve the Minutes of August 08, 2008 as revised.

**IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** King reported Supervisor Gray has nominated Ron F. Bettencourt to be the next member of the North Board of Architectural Review. Bettencourt's nomination will go before the Board of Supervisors on September 02, 2008.



require grading. The property is a 18.85 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 129-170-005, located at **2669 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/21/07 and 07/18/08)

**ACTION:** Hurley moved, seconded by Atkinson, and carried by a vote of 4 to 0 (Small and Ravatt absent) to grant preliminary/final approval of 07BAR-00000-00319.

4. 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. 06BAR-00000-00215 for **final 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 Orcutt area, Fourth Supervisorial District (Continued from 9/8/06, 12/08/06, 1/12/07, and 02/02/07).

**NBAR COMMENTS:**

- Applicant needs to provide current plans.
- Provide accurate color and materials board, both proposed and existing building and clarify whether existing building gets repainted to match.
- Color-coated exterior stucco will not weather well.
- Irrigation plan is incomplete.
- White is too bright; tone down exterior colors. Re-think green color.
- Existing building should compliment addition.
- Move trees away from walls and buildings.
- Avoid irrigation plan that sprays onto building.
- Mulch should be 2" in depth.

Item 06BAR-00000-00215 will be continued to the NBAR meeting of September 19, 2008 for final approval, no motion was made.

5. 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 **conceptual review 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.

**NBAR COMMENTS:**

- Upstairs tenant signs do not work, because they block views for upper floor pedestrians.
- NBAR suggest applicant explore raising building height to allow signs to be raised.
- Tenant signs need uniformity; for example, all having the same color backgrounds.
- Sign program text and plans are inconsistent, the text refers to tenant flexibility relative to size but plans show uniformity in sizes.

- **NBAR supports variation among tenant signs in terms of lighting (ie; internally lit, front lit, etc.)**
- **Arched top of monument sign is not reflected in buildings.**
- **Wood trellis in monument sign does not aesthetically comply, designed should be re-worked.**
- **Base of monument sign should look like real stone, not veneer.**
- **Consider different color for monument sign, such as the green reflected on building.**
- **Provide graphic depiction of sign program text that shows how desired variation in design would look.**
- **Consider designating sign types by location; for example, this sign location will allow type A or type C but not type B or type D.**

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

**6.      08BAR-00000-00199                      Orcutt Creek Estates    Orcutt**  
**08PRC-00000-00005 (John Zorovich, Planner)    Jurisdiction: DVP**

Request of Peikent Group Architects, architect for the owners, Orcutt Creek Estates, to consider Case No. 08BAR-00000-00199 for **conceptual review of a 92 apartment complex of approximately 99,600 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,200 square feet. The proposed will require approximately 500 cubic yards of cut and fill. The property is a 9.3 acre parcel zoned PRD 1.8 and shown as Assessor's Parcel Number 103-740-016, located at **5301 South Bradley Road** in the Orcutt area, Fourth Supervisorial District.

**NBAR COMMENTS:**

- **Some of the units are a long walk from parking; that distance must be "defensible" and lighted so that walkway is safe.**
- **Sight layout and building architecture is very well done.**
- **Architectural style is not characteristic of Old Orcutt but that's not necessarily bad.**

**Project received conceptual review only. Small and Ravatt absent. No action taken. Applicant may return for further conceptual review.**

*There being no further business to come before the North Board of Architectural Review, Board Member Atkinson moved, seconded by Nishimori, and carried by a vote of 4 to 0 (Small and Ravatt absent) to adjourn the meeting until 9:00 A.M. on Friday, September 19, 2008 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 12:34 P.M.