

# COUNTY OF SANTA BARBARA



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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: September 19, 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  
Ronald F. Bettencourt

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 Small at 9:00A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

**BOARD MEMBERS PRESENT:**

Kevin J. Small - Chair  
James King - Vice Chair  
Jared Hurley  
Ronald F. Bettencourt  
Craig Lewis Atkinson - Alternate

**STAFF MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

Gregg Ravatt  
James Nishimori - Alternate

**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 King and carried by a vote of 3 to 0 (Ravatt and Nishimori absent) to approve the Minutes of August 29, 2008 as revised.

**IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** Small welcomed Ronald F. Bettencourt as the new North Board of Architectural Review Board member. Also, Small announced, he attended the Joint Chairs meeting were topics discussed included a new

implementation that would require all projects that are irrigational, to provide a landscape plan. Atkinson believes that the submittal language needs to be clarified/revised.

V. **STAFF UPDATE:** None.

VI. **STANDARD AGENDA:**

1. **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, 02/02/07 and 08/29/08)

**NBAR COMMENTS:**

- **NBAR complimented the applicant for tying structures together with color.**
- **Window details, i.e. vinyl bronze windows, should be marked on plans.**
- **Irrigation plan is non-functional as design; NBAR recommends head-to-head coverage.**

**ACTION:** Hurley moved, seconded by Atkinson, and carried by a vote of 4 to 0 (Ravatt and Nishimori absent) (Small abstained) to grant final approval of 06BAR-00000-00215.

2. **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 **further conceptual review and preliminary 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)

**NBAR COMMENTS:**

- **Graphically show examples of sign types and list prohibited sign types in initial requirements.**
- **Consider maintenance agreement for illuminated signs for life of tenant lease.**
- **Scale on signage elevation and calculation sheets for Building B is incorrect. NBAR would also like to see additional sections, need to understand how soffits will work.**
- **Unclear whether color coding on Building D elevations represent different signage options.**
- **For the monument sign, NBAR believes that a heavier section below the sign piece will read better, and recommends that the applicant consider widening the stone base and incorporate a concrete pad on the bottom. NBAR recommends using a material other than stucco for the cap.**

- **The lower entry sign font should match that of the monument sign. Also, the applicant should consider placing the lighting below grade.**

**ACTION:** Hurley moved, seconded by Bettencourt, and carried by a vote of 4 to 0 (Ravatt, Atkinson, and Nishimori absent) to grant preliminary approval of 08BAR-00000-00185. Applicant may submit for final approval.

*There being no further business to come before the North Board of Architectural Review, Board Member Hurley moved, seconded by King, and carried by a vote of 4 to 0 (Ravatt, Atkinson, and Nishimori absent) to adjourn the meeting until 9:00 A.M. on Friday, October 10, 2008 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 10:44 A.M.