



# COUNTY OF SANTA BARBARA

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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: October 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**  
Craig Lewis Atkinson  
Greg Ravatt  
Ronald F. Bettencourt

Jared Hurley, **Alternate**  
Gil V. Palacios, **Alternate**  
Zoraida Abresch, **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 9:03 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 Specialist  
Zoraida Abresch - Supervising Planner, Development Review North  
Joyce Gerber - Planner, Development Review North

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** Approximately 3.

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

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

**III. MINUTES:** Bettencourt moved, seconded by King and carried by a vote of 3 to 0 (Atkinson, Ravatt, Hurley, and Palacios absent) to approve the Minutes of August 28, 2009, as revised.

Bettencourt moved, seconded by King and carried by a vote of 4 to 0 (Ravatt, Hurley, and Palacios abstained) to approve the Minutes of September 25, 2009, as revised.

**IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

**V. STAFF UPDATE:** None.

**VI. STANDARD AGENDA:**

1. 09BAR-00000-00082 South Gray Plaza Overall Sign Plan Orcutt  
09OSP-00000-00001 (Joyce Gerber, Planner) Jurisdiction: Old Town Orcutt Commercial

Request of Charles B. Tinch, owner, to consider Case No. 09BAR-00000-00082 for **preliminary/final approval of proposed shopping center signs**. The following structures currently exist on the parcel: a two-story commercial building of approximately 4,393 square feet and a commercial building of approximately 1,942 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-101-006, located at **350 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 05/22/09, 06/26/09, and 08/28/09)

**ACTION: King moved, seconded by Bettencourt, and carried by a vote of 5 to 0 (Ravatt recused) to grant preliminary/final approval of 09BAR-00000-0082.**

2. 09BAR-00000-00057 South Valley Community Church Orcutt  
09SCD-00000-00009 (Joyce Gerber, Planner) Jurisdiction:CUP

Request of Don Flagg, agent for the owners, South Valley Community Church, to consider Case No. 09BAR-00000-00057 for **final approval of a multi purposed youth room of approximately 1,920 square feet and an office space of approximately 750 square feet**. The following structures currently exist on the parcel: a sanctuary of approximately 1,978 square feet, a classroom of approximately 1,184 square feet, and an office building of approximately 990 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.86 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 103-740-004, located at **1054 East Clark Avenue** in the Santa Maria area, Fourth Supervisorial District (Continued from 04/24/09, 07/24/09, 08/28/09, and 09/25/09)

**NBAR COMMENT:**

- **Final approval as modified on submitted plans.**

**ACTION: Hurley moved, seconded by King, and carried by a vote of 5 to 0 (Ravatt absent) to grant final approval of 09BAR-00000-0057.**

3. 09BAR-00000-00123 SLO Gas & Mart 62-M-30 Amendment Orcutt  
09AMD-00000-00004 (Joyce Gerber, Planner) Jurisdiction: DVP

Request of JR Beard, agent for the owner, SLO Gas & Mart, to consider Case No. 09BAR-00000-00123 for **preliminary approval of a new car wash facility of approximately 1,144 square feet**. The following structures currently exist on the parcel: a gas station with service bays under a canopy of approximately 1,715 square feet and a convenience store of approximately 1,155 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 0.5 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-010, located at **1101 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 08/28/09 and 09/25/09)

**NBAR COMMENTS:**

- **Applicant may consider reviewing another way of getting rid of dirt collection on the eyebrow over windows.**
- **NBAR suggest painting building.**

**ACTION: King moved, seconded by Bettencourt, and carried by a vote of 5 to 0 to grant preliminary approval of 09BAR-00000-00123.**

4. 09BAR-00000-00164 Ferguson Single Family Dwelling and Grading Orcutt  
09ZCI-00000-00070 (Joyce Gerber, Planner) **Jurisdiction: DVP**

Request of Pete Newman, agent for the owners, Kate and Homer Ferguson, to consider Case No. 09BAR-00000-00164 for **conceptual review of a new residence of approximately 2,759 square feet with an attached garage of approximately 841 square feet and a porch of approximately 53 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 192 cubic yards of cut and fill. The property is a 10,000 square foot parcel zoned DR3.3 and shown as Assessor's Parcel Number 105-400-002, located at **1142 Old Mill Road** in the Orcutt area, Fourth Supervisorial District.

**PUBLIC COMMENT:**

- **Charles Richardson**

**NBAR COMMENTS:**

- **NBAR believes design guidelines treated 7 lots adjacent to Foxenwoods differently- they were to be designed compatible with Foxenwoods.**
- **NBAR recommends an entrance to street with gates.**
- **Applicant should consider adding a different texture to driveway and pedestrian areas.**
- **NBAR recommends adding a walkway.**
- **There should not be stucco on front due to house style**
- **NBAR recommends stone and siding on low garden wall.**
- **Wider front door more appropriate for style.**
- **The base of the front column needs to be thicker.**
- **Project needs additional architectural details.**
- **The window trims need to be more substantial.**
- **The garage design needs to be appropriate for the style.**
- **Make design consistent around entire structure.**

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

5. 09BAR-00000-00142 Verizon Wireless @ St. Mary's Church #187619 Lompoc  
09CUP-00000-00036(Megan Lowery, Planner) **Jurisdiction: Planner Referral**

Request of Tricia Knight, agent for the owner, St. Mary's Episcopal Church, to consider Case No. 09BAR-00000-00142 for **conceptual review and preliminary/final approval of a telecommunications facility, consisting of a 64 feet tall faux pine tree antenna support structure and a 25 feet x 40 feet support equipment compound.** The following structure currently exists on the parcel: a church of approximately 20,000 square feet. The proposed project will not require grading. The property is a 5.59 acre parcel zoned DR and shown as Assessor's Parcel Number 097-250-073, located at **2810 Harris Grande Road** in the Lompoc area, Fourth Supervisorial District

**PUBLIC COMMENT:**

- **Betsy Carlovsky**
- **Bill Johnson**

**NBAR COMMENTS:**

- **NBAR questions the reason the antenna is sided so far south of existing trees.**
- **Applicant should consider reviewing the screening from Harris Grade.**

- **Consider moving antenna back towards existing trees and use single pole element.**
- **Consider screening from Harris Grade for utility building. Need additional details, elevations, and photos for utility building.**

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

6. 09BAR-00000-00143 Verizon Wireless @ Babe Farms #189846 Santa Maria  
09CUP-00000-00037(Megan Lowery, Planner) Jurisdiction: Planner Referral

Request of Tricia Knight, agent for the owner, Acquistapace 2003 Family Trust, to consider Case No. 09BAR-00000-00143 for **conceptual review and preliminary/final approval of a telecommunications facility, consisting of a 50 feet tall antenna support structure enclosed within a 32 feet x 32 feet equipment compound.** The following structures currently exist on the parcel: a residence of approximately 800 square feet and an Ag storage facility. The proposed project will not require grading. The property is a 73.85 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 117-170-019, located at **1503 Blosser Road** in the Santa Maria area, Fourth Supervisorial District.

**NBAR COMMENTS:**

- **Applicant should look at other sites.**
- **The proximity to the road is an issue, it would be better if set back off the street.**
- **Utility building does not look like an ag building that matches tower. Possibly incorporate building under tower.**

**Project received further conceptual review only. 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 Hurley moved, seconded by Bettencourt, and carried by a vote of 5 to 0 (Ravatt absent) to adjourn the meeting until 9:00 A.M. on Friday, November 20, 2009 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 11:11 P.M.