



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
REVISED AGENDA AND SITE VISIT
Meeting Date: February 27, 2009
9:00 A.M.**

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

REVISION: 08BAR-00000-00221 Orthodox Church of Annunciation, level of review was modified to reflect Final Approval on Consent.

Kevin J. Small, **Chair**
James King, **Vice-Chair**
Craig Lewis Atkinson
Greg Ravatt
Ronald F. Bettencourt

Jared Hurley, **Alternate**
Gil V. Palacios, **Alternate**
Gary Kaiser, **Supervising Planner**
Leticia I. Rodriguez, **NBAR Secretary**

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- All approvals made by this Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
 - If you cannot appear for an agenda item, you must notify Planning and Development by Thursday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
 - Projects continued to a future meeting will be agendaized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
 - Requests for change of scheduling should be made to Planning and Development, 624 W. Foster Road, Santa Maria, California 93455; Telephone (805) 934-6250.
 - If your case appears on the Consent Agenda, please note the following: It is recommended, but not required, that you or your representative appear at the Consent Review (8:45 AM) to answer questions if needed, and to observe the announcement regarding your item at 9:00 AM.
 - In compliance with the Americans Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 934-6250. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
 - Board of Architectural Review approvals do not constitute Land Use Clearances.
 - The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of BAR approved plans for accurate figures.
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ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of January 23, 2009 will be considered.
- IV. ELECTION OF NEW NBAR CHAIR AND VICE CHAIR**
- V. CONSENT AGENDA:**

The Representatives of the following items should be in attendance at this NBAR Meeting by 8:45 A. M.

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)

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)

VI. NBAR MEMBERS INFORMATIONAL BRIEFINGS: Consideration of draft letter to Mr. John Billington, regarding case 08BAR-00000-00020 and 08SCD-00000-00004.

VII. STAFF UPDATE

VIII. STANDARD AGENDA:

The Representatives of the following items should be in attendance at this NBAR Site Visit by 9:45 A. M.

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)

<p style="text-align: center;">The Representatives of the following items should be in attendance at this NBAR Meeting by 10:15 A. M.</p>
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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)

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.

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)

The project was seen by the NBAR on 10/12/07 with comments as follows:

Project received conceptual review only. No action taken. Applicant may return for preliminary after County Planning Commission. The following comments were made:

NBAR COMMENTS:

- It would be nice to eliminate the pit area along the west side of the building.
- Flat roofs would lend themselves well to solar panels.

The project was seen by the NBAR on 12/12/08 with comments as follows:

NBAR COMMENTS:

- Addition is not consistent architecturally with existing buildings, the roof gables in particular. The addition is residential in character while the rest of the site is campus-like.
- Show the addition and existing building together to see inconsistencies and determine solution.
- Also, bring information on existing building colors.
- Plans are difficult to read because site plan, floor plans, and elevations are incomplete. Cross-sections are also needed.
- Study ADA requirements for exterior access and design program.

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

The project was seen by the NBAR on January 23, 2009 with comments as follows:

- 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 match existing buildings.
- 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.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice would then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use is subject to departmental review.**

c: Case File (to Planner)
Leticia Rodriguez, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Gary Kaiser

FROM: Joyce Gerber, Planner x6265
Development Review

DATE: February 27, 2009

RE: 08BAR-00000-00185, **Evergreen Village Overall Sign Plan**, 08OSP-00000-00002 for previously approved 07DVP-00000-00009 (Evergreen Shopping Center), 3496 Orcutt Road, APN 109-200-012

Preliminary review indicates that the project complies with the all zoning requirements for the C-2 zone district and is compatible with the requirements of the Land Use and Development Code, and the policies of the Comprehensive Plan, subject to certain conditions.

This project may proceed for:

CONCEPTUAL REVIEW (continued)

PRELIMINARY

PRELIMINARY/FINAL

FINAL

REVISED FINAL

FINAL ON CONSENT

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- A. Per LUDC Section 35.38.120 F (1) and (9), one freestanding sign (monument sign) is allowed for each shopping center with a street frontage of 125 ft or more. However, more than one freestanding sign, a larger sign, or a higher sign *may* be allowed in compliance with Section 35.82.150 (Overall Sign Plan).
- B. In accordance with LUDC Section 35.82.150.E (4), please provide a specific recommendation on:

- (1) The effect of the proposed Overall Sign Plan on:
 - (a) The various parts of and commercial enterprises within the shopping center.
 - (b) The streets and properties surrounding the shopping center.
 - (c) The overall continuity of design and signs within the shopping center.
- (2) The number, type, height, location, size, design, color, materials, and lighting of signs contained within the Overall Sign Plan.

PROJECT DESCRIPTION:

Request of PR Investments, LLC, landowner, to consider Case No. 08OSP-00000-00002 (application filed on July 23, 2008) for approval under the County Land Use and Development Code, to approve a plan for the placement of signage on the subject property, as follows:

- **Up to 47 wall signs with a maximum area not to exceed 1/8 of the square footage of the structural façade of that portion of the floor occupied by the enterprise and upon which façade the wall sign is to be located;**
- **One central monument sign facing Orcutt Road, to identify shopping center (no business IDs permitted), 15 ft high by 15 ft wide by 3 feet deep. Stone base with stucco and trim detail to match architectural details of buildings. Logo size to be 43 sq ft per side.**
- **One low monument sign consisting of logo identifying shopping center, size 20 inches tall by 260 in (18 ft) long, on masonry wall around patio/seating area in front of shopping center main entrance.**

The signs are being proposed in association with the previously approved Development Plan (07DVP-00000-00009) for the new Evergreen Shopping Center. No grading is associated with this sign plan.

The project was seen for conceptual review by the NBAR on August 29, 2008 with comments as follows:

- **Upstairs tenant signs do not work, because they block views for upper floor pedestrians.**
- **NBAR suggest 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 work.**
- **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.

The project was seen by the NBAR for further conceptual review and preliminary approval on September 19, 2008 with comments as follows:

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.

The project was seen by the NBAR for final approval on January 23, 2009 with comments as follows:

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.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Overall Sign Plan phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Overall Sign Plan is subject to Zoning Administrator review. The follow-on Sign Certificates of Conformance are subject to my review.**

c: Leticia Rodriguez (e-mail)
Case File (to Planner)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Gary Kaiser

FROM: Joyce Gerber, Planner x6265
Development Review

DATE: February 27, 2009

RE: 08BAR-00000-00221, **Orthodox Church of the Annunciation Zoning Clearance**
08ZCI-00000-00078, 873 Francine Lane, APN 107-070-019

Preliminary review indicates that the project complies with the all zoning requirements for the 7-R-1 zone district and is compatible with the requirements of the Land Use and Development Code, and the policies of the Comprehensive Plan, subject to certain conditions.

This project may proceed for:

CONCEPTUAL REVIEW

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

FINAL ON CONSENT

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The proposed structure is the final stage of build-out for the Orthodox Church of the Annunciation, previously permitted under Conditional Use Permit 98-CP-77. The 98-CP-77 action letter dated January 12, 2000 contains mitigation measures applicable to the proposed project, including landscaping, lighting, and design compatibility requirements, as follows:

Landscaping Plan

The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species that adequately screen the proposed parking lot from surrounding land uses. In addition, the landscaping design should soften the visual presence of the proposed structures to the greatest extent feasible. **The existing rectory structure shall have consistent landscaping installed in conjunction with the**

proposed structures. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structure. **Plan Requirements/Timing:** Prior to Land Use Clearance, the applicant/owner shall enter into a bonded agreement with the County to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit four copies of a final landscape and water-conserving irrigation plan to P&D for review and approval. Prior to occupancy clearance, landscaping and irrigation shall be installed.

Lighting Plan

Any exterior night lighting installed on the project site shall be of low intensity, low glare design, shall be installed at a maximum height of 10' and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Bollard lighting shall be substituted where feasible. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 p.m. **Plan Requirements/Timing:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by P&D and BAR. P&D and BAR shall review and approve a Lighting Plan in compliance with this measure prior to approval of a Land Use Permit for structures.

Design Compatibility

The design, scale and character of the project architecture shall be compatible with vicinity development. **Plan Requirement and Timing:** The applicant shall submit architectural drawings of the project for **Final** review and approval by the Board of Architectural Review prior to approval of Land Use Permits. Grading plans, if required, shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing.

PROJECT DESCRIPTION:

The application is for construction of a 2,586 square foot church as the final stage of build-out of the subject property. Existing development on the lot consists of a 2,574 square foot parish hall and a 1,938 square foot single family dwelling, currently used as a rental unit, with existing parking adequate to serve both proposed and existing development. Construction of the proposed church sanctuary and associated landscaping would complete the development permitted by Conditional Use Permit 98-CP-77.

PREVIOUS REVIEW:

The parish hall, church and conversion of the existing SFD into a rectory were reviewed by the BAR in 1999 (99BAR-192) as part of the CUP. The parish hall, landscaping and additional signage received BAR approval and were subsequently completed. The church received conceptual approval on August 13, 1999.

The project was seen by the NBAR on October 10, 2008 with comments as follows:

1. 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 **conceptual review and preliminary/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 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.

NBAR COMMENTS:

- **Dome structure on east side of building should be a true dome, rather than segmented.**
- **Study parapet details to ensure they are in scale and substantial as intended; provide details at parapet corners.**
- **Provide details for exterior (roof top) lighting to ensure it is focused and hidden and that it avoids spill over.**
- **Consider copper cutters.**

ACTION: Hurley moved, seconded by Small, and carried by a vote of 5 to 0 (Ravatt absent) to grant preliminary approval of 08BAR-00000-00221. Applicant may submit for final approval.

The project was seen by the NBAR on January 23, 2009 with comments as follows:

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.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. **Final approval of the Zoning Clearance is subject to Zoning Administrator review.**

c: Leticia Rodriguez (e-mail)
Case File (to Planner)