

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: April 04, 2008**

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

Craig Lewis Atkinson, Alternate	Kevin J. Small, Chair
James Nishimori, Alternate	Greg Ravatt
Dominick Roger Barry, Vice Chair	Gary Kaiser, Supervising Planner
Jared Hurley	Leticia I. Rodriguez, NBAR Secretary
James King, Vice-Chair	

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
Gregg Ravatt	
Jared Hurley	
Craig Lewis Atkinson	- Alternate
James Nishimori	- Alternate

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez	- Board Assistant
Douglas Anthony	- Deputy Director, Energy
Megan Lowery	- Planner, Energy
Gary Kaiser	- Supervising Planner, Development Review North
Dana Carmichael	- Planner, Development Review North
Kelly Strecker	- Planner, Development Review North

BOARD MEMBERS ABSENT:

Dominick Barry	- Vice Chair
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REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None in attendance.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: Hurley moved, seconded by Ravatt and carried by a vote of 4 to 0 (Barry, King, and Atkinson absent) to adopt the following changes to the agenda:

Item No. 4 – Donovan New Residence & Covered Porch (07BAR-0000-00353) – Continued to the NBAR meeting of April 25, 2008.

- III. **MINUTES:** Hurley moved, seconded by Ravatt and carried by a vote of 4 to 0 (Barry, King, Atkinson absent) to approve the Minutes of March 14, 2008.
- IV. **NBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.
- V. **STAFF UPDATE:** Douglas Anthony and Megan Lowery presented briefings regarding telecommunications facilities update.
- VI. **STANDARD AGENDA:**

- 1.

08BAR-00000-00046	Plantel Nurseries	Orcutt
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08DVP-00000-00007 (Dana Carmichael, Planner)		Jurisdiction: Orcutt

Request of Rey Severn, AICP, agent for the owners, Plantel Nurseries, Inc., to consider Case No. 08BAR-00000-00046 for **site visit of a warehouse of approximately 30,000 square feet, a shop of approximately 12,000 square feet, a greenhouse of approximately 972,720 square feet.** There are no structures currently on the parcel. The proposed project will require approximately 145,000 cubic yards of cut and fill. The property is a 140 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 129-170-004, located at **2775 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 03/14/08)

Site visit only. No action taken. Barry absent.

- 2.

08BAR-00000-00046	Plantel Nurseries	Orcutt
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08DVP-00000-00007 (Dana Carmichael, Planner)		Jurisdiction: Orcutt

Request of Rey Severn, AICP, agent for the owners, Plantel Nurseries, Inc., to consider Case No. 08BAR-00000-00046 for **further conceptual review of a warehouse of approximately 30,000 square feet, a shop of approximately 12,000 square feet, a greenhouse of approximately 972,720 square feet.** There are no structures currently on the parcel. The proposed project will require approximately 145,000 cubic yards of cut and fill. The property is a 140 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 129-170-004, located at **2775 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 03/14/08)

Project received further conceptual review only. Barry absent. No action taken. Applicant may return for further conceptual review. The following comments were made:

NBAR COMMENTS:

- Applicant needs to provide detailed profile of driveway entrance and connection to Clark Avenue.
- Grading may impact existing vegetation off-site (i.e. at glad-a way).
- 2:1 slope along Clark may be difficult to plant.
- Building near Clark Avenue could be raised to allow flatter areas for landscape screening.
- Applicant needs to provide detailed drawing along Clark Avenue, showing shoulder where landscaping is proposed.
- Project needs grading cross sections East-West and North-South through Clark Avenue.
- Landscaping should occur in clusters to appear natural rather than linear; it is unnatural and not to hide buildings.
- Sight line studies are required to determine visibility from surrounding properties and from the road.

3. **06BAR-00000-00227** **Hope Community Church** **Santa Maria**
06DVP-00000-00012 (Dana Carmichael, Planner) **Jurisdiction: Development Plan**
06CUP-00000-00055

Request of David Swenk, agent for the owners, Phil & Sheri May to consider Case No. 06BAR-00000-00227 for **preliminary approval of a church of approximately 29,373 square feet with a maximum height of 34 feet 2 ½ inches (35'1" tower element) consisting of 602 seats, auditorium and platform area with sound booth, crying room, covered baptistry, changing rooms and storage, fellowship hall, café, foyer area, eleven Sunday school classrooms and one infant/toddler room, food pantry and kitchen, bathrooms, offices, children's play area, BBQ area with seating, hooded lighting for parking areas and 2.03 acres of landscape area including medians, parking islands and perimeter and a retention basin.** No structures currently exist on the parcel. The proposed project will require approximately 4,450 cubic yards of cut and approximately 18,493 cubic yards of fill. The property is a 10.43 acre parcel zoned CH and shown as Assessor's Parcel Number 107-150-019, located at **3920 Highway 101** in the Santa Maria area, Fourth Supervisorial District. (Continued from 9/8/06 and 06/29/07)

ACTION: Atkinson moved, seconded King, and carried by a vote of 5 to 0 (Barry, absent) to continue for preliminary approval of 06BAR-00000-00227. The following comments were made:

NBAR COMMENTS:

- **Angled awning supports are awkward and appear out of scale.**
- **Need to show details regarding mechanical equipment.**
- **Need to determine whether this is a metal-framed building entirely or just partially. Flat roofs may not be possible if so.**
- **Hardie plank material seems out of place.**
- **Need to get rid of warehouse look and instead try to achieve a more rural look; details are important.**
- **Show plan for roof drainage.**
- **Show building sections and building details; plans are still at conceptual stage.**
- **Tower element may need to be more substantial; seem out of proportion compared to building.**
- **Stonework at building corners does not quite replicate a stone building.**
- **Oak trees should be staggered or clustered.**
- **Reconsider jacarandas due to wind exposure.**
- **There is no exterior gathering space protected from the wind that would accommodate a congregation this larger.**
- **Consider eliminating the seven or eight parking space in front of the church to substantially enlarge the entry courtyard.**
- **Perhaps building entrance should be oriented toward a more wind-protected side.**
- **Return for further preliminary.**

4. **07BAR-00000-00353** **Donovan New Residence & Covered Porch** **Santa Maria**
07LUP-00000-00913 (Joyce Gerber, Planner) **Jurisdiction: Ridgeline Rural**

Request of Ron Henn, agent for the owners, Mike and Angela Donovan, to consider Case No. 07BAR-00000-00353 for **further conceptual review and preliminary/final approval of new residence, including a main level of approximately 2,304 square feet, lower level of approximately 744 square feet, cellar of approximately 551 square feet, and covered porch of approximately 1,487 square feet.** There are no structures currently in existence on the parcel. The proposed project will require approximately 3,120 cubic yards of cut and approximately 2,350 cubic yards of fill. The property is a 1.27 acre parcel zoned AG140 and shown as Assessor's

Parcel Number 129-260-009, located at **4501 Tepusque Road**, in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08)

ACTION: Hurley moved, seconded by Ravatt, and carried by a vote of 4 to 0 (Barry, King, and Atkinson absent) to continue 07BAR-00000-00353 to the NBAR meeting of April 25, 2008. (See agenda status report.)

5. **08BAR-00000-00020 Billington Commercial Building Roof** **Lompoc**
08SCD-00000-00004 (Kelly Strecker, Planner) **Jurisdiction: Commercial**

Request of John Billington owner, to consider Case No. 08BAR-00000-00020 for **final approval of a new roof design of approximately 6,000 square feet**. The following structures currently exist on the parcel: a commercial building of approximately 6,000 square feet. The proposed project will not require grading. The property is a 43,995 square foot parcel zoned PI and shown as Assessor's Parcel Number 097-291-010, located at **3910 Constellation Road** in the Vandenberg Village area, Third Supervisorial District. (Continued from 02/22/08 and 03/14/08)

ACTION: Ravatt moved, seconded by King, and carried by a vote of 5 to 0 (Barry absent) to grant final approval of 08BAR-00000-00020. The following comments were made:

NBAR COMMENTS:

- Indicate details for screening and venting HVAC units.
- Add notes on plans indicating fencing materials and colors.
- Consider eliminating rain, gutters, except perhaps at breezeway.
- NBAR perhaps the 3:1 roof pitch.

There being no further business to come before the North Board of Architectural Review, Board Member Hurley moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Barry absent) to adjourn the meeting until 9:00 A.M. on Friday, April 25, 2008 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 11:56 A.M.