



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: July 23, 2010
9:00 A.M.**

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

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

- 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 agendized 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 COMMENT:** 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 April 23, 2010, May 28, 2010, and June 25, 2010 will be considered.
- IV. CONSENT AGENDA:**

3. **10BAR-00000-00058** **Broadway and Union Signs** **Orcutt**
10SCC-00000-00009 (Kim Probert, Planner) **Jurisdiction: Signage**

Request of Aimee Cunningham, Ravatt Albrecht & Associates, agent for owners, Jim Albrecht and Greg Ravatt, to consider Case No. 10BAR-00000-00058 for **preliminary/final approval of 4 sign types of approximately 1/8 the façade of the existing building.** The following structure currently exists on the parcel: a commercial building of approximately 4,218 square feet. The proposed project will not require grading. The property is a 16,180 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-092-017, located at **156 South Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 4/23/10)

4. **09BAR-00000-00007** **Verizon at Righetti High School #167334** **Orcutt**
09CUP-00000-00002 (Megan Lowery, Planner) **Jurisdiction: Planning Commission –Telecom**

Request of Tricia Knight, agent for the owners, Santa Maria Joint Union High School, to consider Case No. 09BAR-00000-00007 for **final approval of a telecommunications facility consisting of six panel antennas mounted to a replacement 91-foot high light standard, a 240 square foot equipment shelter, and a backup emergency generator located within a 1496 square-foot lease area.** 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. (Continued from 02/27/09, 12/18/09, 02/26/10, and 04/23/10)

Verizon Telecommunications

5. **10BAR-00000-00092** **Facility at Vulcan Storage** **Vandenberg Village**
10CUP-00000-00021(Megan Lowery, Planner) **Jurisdiction: Planning Commission –Telecom**

Request of Nick Gonzalez, agent for the applicant, Verizon Wireless, to consider Case No. 10BAR-00000-00092 for **further conceptual review of a telecommunications facility consisting of a 57-foot high antenna support structure designed to resemble a pine tree, with 12 panel antennas, a 198 square foot equipment compound, and a backup emergency generator located within a 700 square-foot lease area.** The following structure currently exists on the parcel: a storage facility of approximately 19,904 square feet. The proposed project will not require grading. The property is a 1.54 acre parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-010, located at **170 Vulcan Drive** in the Vandenberg Village area, Third Supervisorial District. (Continued from 6/25/10)

6. **10BAR-00000-00027** **Will Commercial Building Overall Sign Plan** **Orcutt**
10OSP-00000-00001(Dana Carmichael, Planner) **Jurisdiction: Overall Sign Plan**

Request of Studio 2G Architects, agent for owner, Will Family Trust, to consider Case No. 10BAR-00000-00027 for **preliminary/final approval of proposed 2 monument signs, 51 wall signs, and 19 projecting signs.** The following structures currently exist on the parcel: commercial building A of approximately 8,461 square feet and 8,128 square feet, commercial building B of approximately 10,467 square feet, and commercial building C of approximately 11,072 square feet. The proposed project will not require grading. The property is a 7.8 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel Numbers 105-091-006 and 105-121-001 located at **200 Block South Broadway Street** in the Orcutt area, Fifth Supervisorial District.(Continued from 2/26/10)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Megan Lowery

DATE: April 23, 2010

RE: 09BAR-00000-00007, Verizon @ Righetti High School, 09CUP-00000-00002
941 Foster Road, Santa Maria; APN 107-200-012

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

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	PRELIMINARY/FINAL
<input checked="" type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Per the Planning Commission's request, the applicant is proposing shielding around the backup generator to reduce noise emissions for the surrounding residential area, please see the revised plans dated June 8, 2010.

PROJECT DESCRIPTION:

The project is a request by the agent, Tricia Knight, for the applicant, Verizon Wireless, for a Major Conditional Use Permit to allow construction and use of an unmanned, telecommunications facility under provisions of County code zoning requirements for property zoned PI, Professional and Institutional). The facility would be located on APN 107-200-012 on a 1,496-square foot lease area on a 18.46-acre parcel owned by Santa Maria Union High School District.

The applicant is proposing to construct an unmanned wireless facility that would include six (6) 6-foot panels antennas in 3 sectors with 2 antennas per sector. The antennas are directional and would be mounted on a replacement 91-foot high light standard, with six (6) lights. The applicant also proposes the installation of a two (2) 6-inch oval GPS antennas to be mounted on the proposed equipment shelter. The service wattage for the facility for six channels at 100 watts each would have a maximum Effective Radiated Power (ERP) of 1,200 watts. The antennas would be operating in the PCS and Cellular bandwidth. The proposed facility would provide coverage for the Bradley/Foster Road area.

The facility would also include a 12 ft. x 20 ft. equipment shelter and a back-up diesel generator. The equipment would be serviced by Southern California Edison and Verizon Communications connection to existing utilities in a proposed trench, approximately 192 feet long. The proposed facility would not require grading other than this trenching.

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 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 Permit is subject to my review.**

c: Case File (to Planner)
Anita Hodosy, P&D