



# COUNTY OF SANTA BARBARA

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## **NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA**

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

**Meeting Date: October 10, 2008  
9:00 A.M.**

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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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- 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 August 19, 2008 will be considered.
- IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS**
- V. STAFF UPDATE**
- VI. STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this NBAR Meeting by 9:00 A. M.**

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.
  
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 **final 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 and 09/19/08)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Gary Kaiser

FROM: Joyce Gerber, Planner x6265  
Development Review

DATE: October 5, 2008

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

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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**

**APPROVAL** by your board.

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**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.

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)