



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: November 07, 2008
9:00 A.M.**

Kevin J. Small, **Chair**
James King, **Vice-Chair**
Jared Hurley
Greg Ravatt
Ronald F. Bettencourt

Craig Lewis Atkinson, **Alternate**
Gil V. Palacios, **Alternate**
Gary Kaiser, **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 (8:30 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 October 10, 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. **04BAR-00001-00302 Wise Mixed Use Building (Revision) Orcutt**
04LUP-00000-01219 (Gary Kaiser, Planner) Jurisdiction: Old Orcutt

Request of Michael Wise, owner, to consider Case No. 04BAR-00000-00302 for **revised final approval of a new mixed use building with lower floor for commercial use of approximately 4,000 square feet and upper floor for three apartment units each of approximately 1,197 square feet.** The property, with building currently under construction, is a 7,000 square foot parcel zoned OTR 14/GC and shown as Assessor's Parcel Number 105-101-005, located at **340 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued 1/14/05 and 02/25/05)

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 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)

3. **08BAR-00000-00241 Fresh & Easy Signs Orcutt**
08SCC-00000-00018 (Dana Carmichael, Planner) Jurisdiction: Signs

Request of LNI Custom Manufacturing, agent, to consider Case No. 08BAR-00000-000241 for **conceptual review of 2 wall signs of approximately 100 square feet.** The following structures currently exist on the parcel: commercial structures of approximately 5,000 square feet and 6,968 square feet, a commercial structure of approximately 7,360 square feet, a commercial building of approximately 835 square feet, and a commercial building of approximately 28,787 square feet. The proposed project will not require grading. The property is a 14,533 square foot parcel zoned SC and shown as Assessor's Parcel Number 103-334-32, located in the Acorn Plaza Shopping Center at **4869 South Bradley Road** in the Orcutt area, Fourth Supervisorial District.

The Representatives of the following items should be in attendance at this NBAR Meeting by 10:00 A. M.

4. **06BAR-00000-00227 Hope Community Church Santa Maria**
06DVP-00000-00012 (Dana Carmichael, Planner) Jurisdiction: DVP
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, 06/29/07, and 04/04/08)

5. **06BAR-00000-00039 Produce Cooler Facility/ OSR Enterprises Santa Maria**
06CUP-00000-00043 (Nathan Eady, Planner) **Jurisdiction: DVP**
06DVP-00000-00009
06GPA-00000-00012
06RZN-00000-00005
06TPM-00000-00019

Request of Suzanne Elledge Planning & Permitting Services, Inc, Agent for OSR Enterprises, to consider Case No. 06BAR-00000-00039 for **preliminary/final approval of a produce cooler facility of approximately 102,686 square feet of structural development for Phase 1 and 237,636 square feet of structural development for all phases of construction. The total build-out of the project would include approximately 27 acres of site development (including retention basins, parking areas, driveways, etc). There is currently an existing agricultural water well and an oil well located on the property. Grading to accommodate Phase 1 of the proposed project would include 24,300 cubic yards of cut and 8,550 cubic yards of fill. Future phases of the project would include an additional 2,700 cubic yards of cut and 950 cubic yards of fill. The project site is 244.4 acres gross, 237.8 acres net zoned AG-II-100 and shown as Assessor's Parcel Numbers 128-096-001, -004, -005, located at the corner of Betteravia and Rosemary Roads** in the Santa Maria area, Fourth Supervisorial District. (Continued from 03/03/06, and 02/08/08)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Gary Kaiser

FROM: Joyce Gerber, Planner x6265
Development Review

DATE: November 4, 2008

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

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.

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)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: North Board of Architectural Review
Attn: Gary Kaiser, Supervising Planner

FROM: Dana Carmichael, Planner

DATE: November 4, 2008

RE: **08BAR-00000-00227; Hope Community Church; 08ZCI-00000-00014, 3920 Hwy 101, Santa Maria, APN 107-150-019; Meeting Date: 11/7/08**

Preliminary review indicates that the project complies with the all requirements of the CH (Highway Commercial) 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:

CONCEPTUAL
 PRELIMINARY
 FINAL
 REVISED FINAL

APPROVAL by your board.

PROJECT DESCRIPTION:

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, 06/29/07, and 04/04/08)

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)

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Northern Board of Architectural Review

FROM: Nathan Eady

DATE: November 7, 2008

RE: 06BAR-00000-00039 OSR/Rice Cooler
08LUP-00000-00661; 1701 East Betteravia Road; APN: 128-096-004

Preliminary review indicates that the project complies with the all requirements of the AG-II-40 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

This project may proceed for:

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

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

Request of Suzanne Elledge Planning and Permitting Services, Inc., agent for the owners, OSR Enterprises, to consider Case No. 06BAR-00000-00039 for **preliminary and final review of a 230,636 square foot agricultural cooling and processing facility. The project also includes the development of 632,821 square feet of paving (including 259 parking spaces), 115,080 square feet of detention basins, and 158,347 square feet of landscaping.** The project site currently contains multiple oil, natural gas, and water wells; as well as oil storage tanks. The project site is a 40 acre parcel zoned AG-II-40 and shown as a portion of Assessor's Parcel Number 128-096-004, **located at 1701 East Betteravia Road** in the Santa Maria Valley, Fifth Supervisorial District.

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