

# COUNTY OF SANTA BARBARA



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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: November 07, 2008**

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

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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**

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The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Small at 9:03A.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  
Craig Lewis Atkinson - Alternate  
Ronald F. Bettencourt

**STAFF MEMBERS PRESENT:**

Leticia I. Rodriguez - Board Assistant  
David Villalobos - Board Assistant Supervising  
Gary Kaiser - Supervising Planner, Development Review North  
Dana Carmichael - Planner, Development Review North  
Nathan Eady - Planner, Development Review North

**BOARD MEMBERS ABSENT:**

Jared Hurley  
Gil V. Palacios - Alternate

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** None in attendance.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None.

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

Item No. 2 – Orthodox Church of Annunciation (08BAR-00000-00221) – Continued to the NBAR meeting of December 12, 2008.

- III. **MINUTES:** Atkinson moved, seconded by King and carried by a vote of 4 to 0 (Hurely and Palacios absent)(Ravatt abstained) to approve the Minutes of October 10, 2008 as revised.
- IV. **NBAR MEMBERS INFORMATIONAL BRIEFINGS:** Chair Small announced he attended the Joint Chairs meeting where discussion included bioswale requirements.
- V. **STAFF UPDATE:** David Villalobos announced he is drafting a schedule for 2009 and will be scheduling for NBAR to meet every 4<sup>th</sup> Friday of each month.
- VI. **STANDARD AGENDA:**

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)

**ACTION: Ravatt moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Hurley and Palacios absent) to grant revised final approval of 04BAR-00001-00302.**

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)

**ACTION: King moved, seconded by Atkinson, and carried by a vote of 4 to 0 (Hurley, Ravatt, and Palacios absent) to continue 08BAR-00000-00221 to the NBAR meeting of December 12, 2008. (See agenda status report.)**

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.

**NBAR COMMENTS:**

- Sign facing Bradley may not be allowed and it seems inappropriate to allow interior tenants to have signs on walls they do not occupy.
- Review sign plan for overall center.
- Do signs exceed size limit.
- Consider separating the two signs; the sign on the wall facing the parking lot can return for preliminary/final but sign facing Bradley cannot be approved unless specifically allowed as part of the overall sign plan.

Project received further conceptual review only. Hurley and Palacios absent. No action taken. Applicant may return for further conceptual review.

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)

**NBAR COMMENTS:**

- Changes for windows in tower may not work or appear authentic.
- Other windows don't seem to work either. Consider eliminating moulans in windows.
- Consider eliminating or modifying windows in tower.
- Building design elements need to relate better holistically.
- It seems that different portions of the building were designed in a piece meal fashion without tying into or relating well with other portions of the building.
- Architectural detail and lighting details are critical with a metal building such as this.
- Situating main entrance doors facing the prevailing winds will be problematic; this is also not appropriate outdoor gathering spot.
- Specify facia treatment and details along top of exterior walls.
- Study height of parapet walls to insure they hide roof-mounted equipment.

**ACTION:** King moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Hurley and Palacios absent) to continue preliminary approval of 06BAR-00000-00227. Applicant may submit for further preliminary approval.

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)**

**NBAR COMMENTS:**

- **Exterior beige color is too light.**
- **Architectural details are missing.**
- **Office building looks like a house and does not relate to industrial cooler building; perhaps just by changing the exterior material to incorporate the corrugated metal from the cooler.**
- **Need sample of material and details for wall along Betteravia.**
- **Row of trees along easterly site boundary is not necessary. A slatted chain link fence would be acceptable.**

**ACTION:** Atkinson moved, seconded by Ravatt, and carried by a vote of 4 to 0 (Hurley and Palacios absent) (Small recused) to grant preliminary approval (except for the office building) of 06BAR-00000-00039. Applicant may submit for final approval.

*There being no further business to come before the North Board of Architectural Review, Board Member Atkinson moved, seconded by King, and carried by a vote of 4 to 0 (Hurley and Palacios absent) to adjourn the meeting until 9:00 A.M. on Friday, December 12, 2008 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 11:50 A.M.