



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: December 17, 2010
9:00 A.M.**

Craig Lewis Atkinson
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 October 22, 2010 and November 19, 2010 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. **07BAR-00000-00356 Allen Cooler Facility Expansion Santa Maria**
07DVP-00000-00036 (John Zorovich, Planner) **Jurisdiction: DVP**

Request of Michael Maglinte, agent for the owner, Mr. Paul Allen, to consider Case No. 07BAR-00000-00356 for **final approval of a cooler facility expansion of approximately 29,529 square feet for Phase I, approximately 2,005 square feet for Phase II, and 13,020 square feet for Phase III.** Total square footage on the 4.99 acre parcel following re-development will be 55,044 square feet. Currently, there exists 32,095 square feet of development on the project site consisting of: a cold room, an office of approximately, and a canopy for shade to protect the incoming product from the sun. The proposed project will require approximately 500 cubic yards of cut and 200 of fill. The property is 4.99 acres in size and zoned AG-II-40 and shown as Assessor's Parcel Number 117-160-038, located at **2165 West Main Street** in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08, 08/08/08, 08/27/2010, 09/24/10, 10/22/10, and 11/19/10)
2. **10BAR-00000-00185 Gloria Dei Lutheran Church Addition Revision Santa Maria**
06CUP-00000-00053 (Joyce Gerber, Planner) **Jurisdiction: Zone Dist. Req. (DR)**

Request of Eugene D. Kai, owner, to consider Case No. 10BAR-00000-00185 for **revised final approval for a color change to the approved church addition of approximately 5,525 square feet and a entry porch of approximately 361 square feet.** The following structures currently exist on the parcel: a church assembly of approximately 4,780 square feet. The proposed project will not require grading. The property is a 2.97 acre parcel zoned DR and shown as Assessor's Parcel Number 107-250-015, located at **4380 Orcutt Road** in the Orcutt area, Fourth Supervisorial District.
3. **10BAR-00000-00152 Kilgallon New Single Family Dwelling and Grading Los Alamos**
10LUP-00000-00365 (Florence Trotter-Cadena, Planner) **Jurisdiction: Ridgeline- Rural**

Request of Steve Martin, agent for the owners, Kilgallon Family Trust, to consider Case No. 10BAR-00000-00152 for **further conceptual review of a new single family dwelling residence of approximately 7,805 square feet with an attached laundry/office, a garage of approximately 850 square feet, a covered entry, trellis and porches of approximately 3,573 square feet, a detached guest house of approximately 800 square feet, and an exercise/workout building of approximately 972 square feet, and a bar-b-que area (outdoor kitchen) of approximately 870 square feet.** The following structures currently exist on the parcel: a residence, farm worker housing, barn with office, and hay barn. The proposed project will require approximately 3,000 cubic yards of cut and fill. The property is a 906 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-030-047, located at **2480 Highway 135**, in the Los Alamos area, Third Supervisorial District. (Continued from 11/19/10)
4. **10BAR-00000-00175 Pacific Christian Canopy Addition Santa Maria**
10SCP-00000-00025 (Tammy Weber, Planner) **Jurisdiction: DVP**

Request of Harrell Fletcher, agent for the owner, Pacific Christian Church, to consider Case No. 10BAR-00000-00175 for **conceptual review and preliminary/final approval of two canopies. Canopy 1 of approximately 144 square feet and Canopy 2 of approximately 1,260 square feet .** The following structures currently exist on the parcel: a church, classrooms, administration office, and hall/meeting room totaling to be approximately 54,548 square feet. The proposed project will not require grading. The property is 12.97 acres in size and zoned DR-3.3 and shown

as Assessor's Parcel Number 109-200-020, located at **3435 Santa Maria Way** in the Santa Maria area, Fourth Supervisorial District.

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

5. 10BAR-00000-00192 ARC Vineyards Winery Signs Orcutt
10SCC-00000-00017 (Dana Carmichael, Planner) **Jurisdiction: Sign**
10VAR-00000-00001

Request of David Swenk, Urban Planning Concepts, agent for the owner, ARC Vineyards, LLC, to consider Case No. 10BAR-00000-00187 for **conceptual review of 2 entrance signs to be installed on a permitted wall. Sign 1 of approximately 15.6 square feet would be directly fronting Clark Avenue. Sign 2 of approximately 4.26 square feet would be located on the side of the wall.** The following structure currently exists on the parcel: a storage building of approximately 2,800 square feet. The proposed project will not require grading. The subject property is a 193.04 acre site zoned AG-II-40 and shown as Assessor's Parcel Numbers 129-151-045 located at **2540 Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

6. 10BAR-00000-00187 ARC Vineyards Tier I Winery Orcutt
10LUP-00000-00477 (Dana Carmichael, Planner) **Jurisdiction: Winery**

Request of David Swenk, Urban Planning Concepts, agent for the owner, ARC Vineyards, LLC, to consider Case No. 10BAR-00000-00187 for **conceptual review and preliminary approval of a canopy over a crush pad of approximately 920 square feet to a Tier I Winery.** The following structure currently exists on the parcel: a Tier I winery of approximately 2,826 square feet. The proposed project will not require grading. The subject property is a 13.04 acre site zoned AG-II-40 and shown as Assessor's Parcel Numbers 129-151-045 located at **2540 Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Zoraida Abresch, Supervising Planner

FROM: Tammy Weber, Planner

DATE: December 14, 2010

RE: Christian Pacific School; 10BAR-00000-00175
(Meeting Date: December 17, 2010)

Preliminary review indicates that the project complies with the all requirements of the R.R-3 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"/> | CONCEPTUAL/PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED PRELIMINARY/FINAL |
- APPROVAL** by your board.
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PROJECT DESCRIPTION:

Pacific Christian Church request a Substantial Conformity Determination for the construction of two new free standing shade structures (144 square feet and 1,260 square feet), which would cover benches utilized during recess and school events. The addition would increase the overall development on-site from 55,148, as approved under Conditional Use Permit 86-CP-102/86-CP-RV01, to 56,552 square foot. No grading or tree removal is required.

The application involves Assessor's Parcel Number 109-200-020, located on a corner lot between Santa Maria Way, Bradley Road, Lakeview Road and Hillview Road, addressed as 3435 Santa Maria Way in the Orcutt area, Fourth Supervisorial District. The property is 12.97 gross acres and is zoned Design Residential (DR) 3.3.

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 Zoning Clearance phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Zoning Clearance Permit is subject to P&D review.**

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: North Board of Architectural Review

FROM: Joyce Gerber

DATE: December 14, 2010

**RE: Gloria Dei Lutheran Church, 10BAR-00000-00185
4380 Orcutt Road, APN 107-250-015, Key Site 34**

Preliminary review indicates that the project complies with the all zoning requirements for the Design Review (DR) zone district and is compatible with the requirements of the County Land Use and Development Code (LUDC) and the policies of the Orcutt Community 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:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PROJECT DESCRIPTION: The original project was an addition of a 5525 sq ft sanctuary and a 361 sq. ft. entry porch to the Gloria Dei Lutheran Church. Church originally permitted under CUP 61CUP-45RZ. This application is for a change of color from the original color approved by the NBAR.

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 Zoning Clearance is subject to my review.**

c: Case File (to Planner, Joyce Gerber)
Leticia Rodriguez, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Zoraida Abresch, Supervising Planner

FROM: Dana Carmichael, Planner

DATE: December 14, 2010

RE: ARC Vineyards Tier I Winery Addition; 10BAR-00000-00187
(Meeting Date: December 17, 2010)

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 checked="" type="checkbox"/> | CONCEPTUAL/PRELIMINARY |
| <input type="checkbox"/> | PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED PRELIMINARY/FINAL |
- APPROVAL** by your board.
-

PROJECT DESCRIPTION:

Request of David Swenk, Urban Planning Concepts, agent for the owner, ARC Vineyards, LLC, to consider Case No. 10BAR-00000-00187 for **conceptual review and preliminary approval of a canopy over a crush pad of approximately 920 square feet to a Tier I Winery**. The following structure currently exists on the parcel: a Tier I winery of approximately 2,826 square feet. The proposed project will not require grading. The subject property is a 13.04 acre site zoned AG-II-40 and shown as Assessor's Parcel Numbers 129-151-045 located at **2540 Clark Avenue** in the Orcutt area, Fourth 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 Zoning Clearance phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Zoning Clearance Permit is subject to P&D review.**