



# 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: January 27, 2012  
9:00 A.M.**

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

Jared Hurley, **Alternate**  
Gil V. Palacios, **Alternate**  
Zoraida Abresch, **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.
  - The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
  - Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the North Board of Architectural Review and that are distributed to a majority of all of the members of the North Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 624 W. Foster Road, Suite C, Santa Maria, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the North Board of Architectural Review and that are distributed to a majority of all of the members of the North Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at 511 East Lakeside Parkway, Santa Maria, CA.
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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 December 16, 2011 will be considered.
- IV. **ELECTION OF NEW NBAR CHAIR AND VICE CHAIR**
- V. **NBAR MEMBERS INFORMATIONAL BRIEFINGS**
- VI. **STAFF UPDATE:** *BROWN ACT/CONFLICT OF INTEREST TRAINING* by *Dianne Black, Director of Development Services/Rachel Van Mullem, Senior Deputy County Counsel*
- VII. **STANDARD AGENDA:**

<b>The Representatives of the following items should be in attendance at this NBAR Meeting by 9:00 A. M.</b>
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| <b>1.</b>  | <p style="text-align: center;"><b>Evergreen Shopping Center</b></p> <p><b>11BAR-00000-00175 Exterior Remodel/Change of Use</b></p> <hr/> <p>11LUP-00000-00418 (John Zorovich, Planner)</p> | <p><b>Orcutt</b></p> <p><b>Jurisdiction: DVP</b></p>   |
| <p>Request of MW Architecture, agent for the owners, PR Investments, LLC, to consider Case No. 11BAR-00000-00175 for <b>final approval of a remodel of approximately 28,625 square feet</b>. The proposed project consist of; 1) re-plastering and painting the exteriors of the existing building to be compatible with the new structures; 2) repaving and restriping the parking lot; and, 3) construction of the sound wall along the eastern perimeter of the site as previously approved under 07DVP-00000-00009. The proposed project will not require grading. The property is a 3.58 acre parcel zoned C2 and shown as Assessor's Parcel Number 109-200-038, located at <b>3500 Orcutt Road</b> in the Orcutt area, Fourth Supervisorial District. (Continued from 11/18/11 and 12/16/11)</p> |  |  |
| <b>2.</b>  | <p style="text-align: center;"><b>Dollar Tree Wall Sign</b></p> <p><b>11BAR-00000-00206</b></p> <hr/> <p>11SCC-00000-00034 (Kimberlee Probert, Planner)</p>                                | <p><b>Orcutt</b></p> <p><b>Jurisdiction: Signs</b></p> |
| <p>Request of Superior Electrical Advertising, agent for the owners, PR Investments, LLC, to consider Case No. 11BAR-00000-00206 for <b>conceptual review of 2 wall signs of approximately 96 square feet each and a change of copy for an existing free standing sign, with a sign area of 13' x 6' or change of copy to two separate signs of approximately 50 square feet in sign area</b>. The following structures currently exist on the parcel: a commercial building of approximately 10,000 square feet. The proposed project will not require grading. The property is a 3.58 acre parcel zoned C2 and shown as Assessor's Parcel Number 109-200-038, located at <b>3450 Orcutt Road</b> in the Orcutt area, Fourth Supervisorial District.</p>  |  |  |
| <b>3.</b>  | <p style="text-align: center;"><b>Gloria Dei Lutheran Signs</b></p> <p><b>12BAR-00000-00005</b></p> <hr/> <p>12SCC-00000-00001(Kimberlee Probert, Planner)</p>                             | <p><b>Orcutt</b></p> <p><b>Jurisdiction: Signs</b></p> |
| <p>Request of Charles Fredickson, agent for the applicant, Eugene D. Kai, to consider Case No. 12BAR-00000-00005 for <b>conceptual review and preliminary/final approval of a monument sign of approximately 60 square feet</b>. The following structures currently exist on the parcel: a church/parish building of approximately 6,100 square feet. The proposed project will not require grading. The property is a 2.96 acre parcel zoned DR-6 and shown as Assessor's Parcel 107-250-015 located at <b>4380 Orcutt Road</b> in the Orcutt area, Fourth Supervisorial District.</p>  |  |  |

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT  
MEMORANDUM**

**TO:** Board of Architectural Review, North

**FROM:** John Zorovich 

**DATE:** January 25, 2012

**RE:** 11BAR-00000-00175; Evergreen Shopping Center; APNs 111--030-025; -026

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Preliminary review indicates that the project complies with the all zoning requirements for the C-2 district and is compatible with the requirements of the County of Santa Barbara Land Use & Development code and the policies of the Comprehensive Plan.

- |                                     |               |
|-------------------------------------|---------------|
| <input type="checkbox"/>            | CONCEPTUAL    |
| <input type="checkbox"/>            | PRELIMINARY   |
| <input checked="" type="checkbox"/> | FINAL         |
| <input type="checkbox"/>            | REVISED FINAL |
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**I. Unapproved NBAR Comments from the December 16, 2011 Meeting**

**NBAR COMMENT:**

- **NBAR would like to see additional landscaping.**
- **Break up large expanse of paving with planters.**
- **Create a more visually pleasing entry way with landscaping.**
- **Consider pedestrian crosswalks consistently.**
- **Element on Building B 2x8 minimum to match existing Building B details.**
- **Area between buildings needs to softened and be consistent with site development.**
- **Return with irrigation, details, & landscape plans.**

**ACTION:** Small moved, seconded by Atkinson, and carried by a vote of 5 to 0 to grant preliminary approval of 11BAR-00000-00175. Applicant my return for final approval.

**II. Request for NBAR Input**

Since the project was originally submitted the applicant has made several changes to the landscape plan. Prior to the December 16<sup>th</sup> NBAR meeting the applicant had revised the landscape plan to include: 1) large pots with trellises located along the front of the remodeled building; and, 2) landscape islands at the end of the rear parking lane (located adjacent to the two trash enclosures). Since the December NBAR meeting the applicant has revised his landscape plan further to also include:

- Two landscape planters in the rear parking lot located 10 parking spaces apart;
- Two sidewalk landscape planters located between buildings C.2 C.3 and C.4;
- A total of four small landscape islands located in the front/rear parking lots adjacent to Buildings C.2 and C.3, and
- A sidewalk landscape planter located in front of Building C.4.

Staff has determined that the project satisfies the landscape requirements required in the Santa Barbara County Land Use Development Code and recommends that the NBAR give the project Final Approval.

### **III. Project Description**

The proposed project includes the following improvements on each lot:

- Re-plaster and paint the exterior of the existing buildings noted as buildings C, C.1, C.2, C.3, and C.4 on the project plans dated October 28, 2011 to provide consistency with the previously approved Evergreen Shopping Center Development Plan (Case no. 07DVP-00000-00009).
- Repave and restripe the existing parking lot
- Complete sound wall along eastern perimeter of the project site as previously approved in 07DVP-00000-00009.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Zoraida Abresch

FROM: K. Probert

DATE: January 20, 2012

RE: 11BAR-00000-00206; Dollar Tree Store Wall Sign & Free Standing Sign; 11SCC-00000-00034, 3450 Orcutt Road, APN 109-200-038

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Preliminary review indicates that the project complies with the all requirements of the C-2 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:

**PRELIMINARY**  
 **PRELIMINARY/FINAL**  
 **FINAL**  
 **REVISED FINAL**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON: The property owner would like a variance to Chapter 35.38.090. H Freestanding Signs.**

**Specifically to allow two signs at 50 square feet in sign area located on the freestanding sign structure.**

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**PROJECT DESCRIPTION: The proposed project is for a) the placement of two wall signs each of 96.6 square feet in area (1/8 the size of the façade and less than 100 sf). One wall sign**

**to be located on the elevation front Hwy 135 and the second on the building elevation to the rear parking lot.**

**The proposed project b) is for the re-facing existing free standing sign with new Dollar Tree Sign. The application is proposing on sign at 80 square feet with the second sign at 20 square feet. The proposed project meets the sign development standards of Section 35.1 Santa Barbara Land Use & Development Code**

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, K. Probert  
Leticia Rodriquez, P&D

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review (NBAR)  
Attn: Zoraida Abresch

FROM: K. Probert

DATE: January 20, 2012

RE: 12BAR-00000-00005; Gloria Dei Evangelical Lutheran Church Sign; 12SCC-  
00000-00001; 4380 Orcutt Road, Santa Maria; APN 107-250-015

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Preliminary review indicates that the project complies with the all requirements of the DR-6 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:

**PRELIMINARY**  
 **PRELIMINARY/FINAL**  
 **FINAL**  
 **REVISED FINAL**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON: Consistency of the sign design with the approved design of the church addition under construction. Consistency of lighting requirements with the Orcutt Community Plan and the LUDC. LUDC Section 35.38.060 - Signs Allowed in All Zones:**

**A. Changeable copy signs**

**1. Religious institutions.** Each religious institution may be allowed one onsite changeable copy sign using perimeter lighting, not exceeding 24 square feet in area, and not exceeding a height of 10 feet above ground level.

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**PROJECT DESCRIPTION:** Construction of a freestanding sign consisting of one institutional sign of 8.6 square feet identifying the Gloria Dei Lutheran Church and a 20 square foot changeable copy sign. The free standing sign structure is proposed at 8 feet in height and 10 feet wide, constructed of brick veneer to match church addition under construction. The sign illumination is H.O. Fluorescent lamps.

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            K. Probert  
Leticia Rodriquez, P&D.