



# 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: June 27, 2008  
9:00 A.M.**

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Craig Lewis Atkinson, **Alternate**  
James Nishimori, **Alternate**  
Jared Hurley  
James King, **Vice-Chair**

Kevin J. Small, **Chair**  
Greg Ravatt  
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 (8:30 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 May 16, 2008 and June 06, 2008 will be considered.
- IV. ELECTION OF NEW VICE CHAIR**
- V. CONSENT AGENDA:**

**The Representatives of the following items should be in attendance at this NBAR Meeting by 8:45 A. M.**

- C-1. 08BAR-00000-00116 Saint Joseph High School Sign Orcutt**  
**08SCC-00000-00010** (Dana Carmichael, Planner) **Jurisdiction: Sign**

Request of Karen Jaeckels, agent for the owners, Saint Joseph High School, to consider Case No. 08BAR-00000-00116 for **final approval on consent of a new free standing changeable copy sign of approximately 23.9 square feet.** The following structure currently exists on the parcel: a religious institution high school. The proposed project will not require grading. The property is a 16.5 acre parcel zoned PI and DR 12.3 and shown as Assessor's Parcel Number 107-240-0015 and 021 located at **4120 South Bradley** in the Orcutt area, Fourth Supervisorial District. (Continued from 06/06/08)

**VI. NBAR MEMBERS INFORMATIONAL BRIEFINGS**

**VII. STAFF UPDATE**

**VIII. STANDARD AGENDA:**

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

- 1. 07BAR-00000-00193 Old Mill Fence Orcutt**  
**07RMM-00000-00006** (Dana Carmichael Planner) **Jurisdiction: OTO**

Request of Erik Vasquez, agent for the Old Mill Fence, to consider Case No. 07BAR-00000-00193 for **preliminary/final approval of the replacement of cedar wood fencing in place of previously required masonry walls of approximately 8,171 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 20 acre parcel zoned DR and shown as Assessor's Parcel Number 105-020-046, located at **Old Mill Road and Blosser Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 08/10/07 and 04/25/08)

- 2. 06BAR-00000-00062 Evergreen Shopping Center Orcutt**  
**07DVP-00000-00009** (John Zorovich, Planner) **Jurisdiction: - Orcutt**

Request of Mike Peachey, architect for the owners, Daniel Ringstmeyer and Paul Prather, to consider Case No. 06BAR-00000-00062 for **preliminary/final approval of a re-development of the Evergreen Shopping Center consisting of the removal of approximately 32,000 square feet of existing commercial development and construction of 52,000 square feet of new retail and office space.** The proposed project will require approximately 4,175 cubic yards of cut and approximately 4,250 cubic yards of fill. The project also includes new landscaping buffers located along the project's northern and southern perimeter, as well as small landscape planters dispersed throughout the reconfigured parking area. The property is a 5.5 acre parcel zoned C-2 and shown as Assessor's Parcel Numbers 109-200-012, 109-200-013, 109-200-015, and 109-200-016, located at **3400 – 3550 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 3/24/06, 6/8/07, 7/20/07, and 08/31/07)

COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT  
MEMORANDUM

ITEM #: C-1

MEETING  
DATE: 06-27-08

TO: Board of Architectural Review  
Attn: Gary Kaiser

FROM: Dana Carmichael, Planner x6266

DATE: June 23, 2008

RE: St. Joseph High School Sign / 08BAR-00000-00116  
APNs 107-240-015, -021  
**Meeting Date: June 27, 2008**

Preliminary review indicates this project complies with the requirements for the DR zone and is compatible with the requirements of the County Land Use Development Code, the Comprehensive Plan policies, including the Orcutt Community Plan, subject to certain conditions.

**Project Description:**

Request of Karen Jaeckels, agent for the owners, Saint Joseph High School, to consider Case No. 08BAR-00000-00116 for **final on consent approval of a new free standing changeable copy sign of approximately 23.9 square feet**. The following structure currently exists on the parcel: a religious institution high school. The proposed project will not require grading. The property is a 16.5 acre parcel zoned PI and DR 12.3 and shown as Assessor's Parcel Number 107-240-015 and 021 located at **4120 South Bradley** in the Orcutt area, Fourth Supervisorial District.

**This project may proceed for:**

- CONCEPTUAL
- PRELIMINARY
- FINAL
- FINAL ON CONSENT

**REVIEW** by your board.

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 would 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 Sign Certificate of Conformance approval is subject to departmental review.**

c: Case File (to Planner)  
David Villalobos, P&D

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

ITEM #: 1

MEETING  
DATE: 06-27-08

TO: Board of Architectural Review  
Attn: Gary Kaiser

FROM: Dana Carmichael, Planner x6266

DATE: June 23, 2008

RE: Old Mill Fence 07RMM-00000-00006 / 07BAR-00000-00093  
APN 105-104-014  
**Meeting Date: June 27, 2008**

Preliminary review indicates this project complies with the requirements for the DR zone and is compatible with the requirements of the County Land Use Development Code, the Comprehensive Plan policies, including the Orcutt Community Plan, subject to certain conditions.

**This project may proceed for:**

- CONCEPTUAL
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

**REVIEW** by your board.

**Background**

The Old Mill Run subdivision in Orcutt was approved by the Planning Commission on May 19, 2004. The applicant has submitted a Recorded Map Modification request to modify several conditions of approval. Condition no. 69 states in part that: *“Side and rear yard fencing types and materials shall be of masonry materials....”* The applicant is proposing to delineate rear and side yards in the project by wooden fencing instead of the masonry material referenced in condition no. 69. The project boundary walls would continue to be constructed of masonry material.

Staff seeks the NBAR comments on the appropriateness and appearance of the proposed wood fences. 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 would 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 is subject to departmental review.**

c: Case File (to Planner)  
David Villalobos, P&D

COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

ITEM #: 2

MEMORANDUM

MEETING  
DATE 06-27-08

TO: Board of Architectural Review  
FROM: John Zorovich  
DATE: June 20, 2008  
RE: Evergreen Shopping Center Remodel  
Case No. 07DVP-00000-00009 /06BAR-00000-00062  
3400-3550 Orcutt Road, Orcutt, APN 109-200-012; -013; -015; -016

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Preliminary review indicates this project complies with the requirements for the C-2 District and is compatible with the requirements of the Land Use Development Code provisions and policies, including the Orcutt Community Plan, subject to certain conditions.

Phase I of the Evergreen Shopping Center project may proceed for:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

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**PROJECT DESCRIPTION:**

**Re-development of the Evergreen Shopping Center consisting of the removal of approximately 32,000 square feet of existing commercial development and construction of 52,000 square feet of new retail and office space. The proposed project will require approximately 4,175 cubic yards of cut and approximately 4,250 cubic yards of fill.**

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.

**8/31/07 NBAR Comments**

- **Concerned with public safety issues along south eastern portion of site as it is screened from public view.**
- **Consider adding security cameras and making area well light in eastern portion of site.**
- **Plaza area attractive.**
- **Consider using more “unfriendly” low growing vegetation on rear wall of building ‘D’ to make it more attractive.**
- **Study adding architecture articulation or paint variations on rear wall of building ‘D’ to make it more attractive.**

- **Consider relocating small planter in southeast corner of project site to rear of building 'D' and use of vines to make south wall facing Lakeview more attractive and less attractive to graffiti.**
- **Study the affect the change in building pad elevations has on exterior elevations of buildings.**
- **Strongly recommend preliminary approval.**

cc: Case File (to Planner)