



# COUNTY OF SANTA BARBARA

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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: June 27, 2008**

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

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Craig Lewis Atkinson, **Alternate**      Kevin J. Small, **Chair**  
James Nishimori, **Alternate**          Greg Ravatt  
Jared Hurley                                  Gary Kaiser, **Supervising Planner**  
James King, **Vice-Chair**                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 9:06 A.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  
James Nishimori                              - Alternate

## **STAFF MEMBERS PRESENT:**

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

## **BOARD MEMBERS ABSENT:**

Jared Hurley  
Craig Lewis Atkinson                      - Alternate

**REPORTERS:** None in attendance

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

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None.

**II. STATUS REPORT:** No changes were made to the agenda.

**III. MINUTES:** Due to lack of quorum, the Minutes of May 16, 2008 will be continued to the NBAR meeting of July 18, 2008. (Hurley and Atkinson absent)(Small and Ravatt abstained).

King moved, seconded by Ravatt and carried by a vote of 3 to 0 (Hurley and Atkinson absent) (Nishimori abstained) to approve the Minutes of June 06, 2008 as revised.

**IV. ELECTION OF NEW VICE CHAIR:** The election of a new vice chair will be continued until further notice.

V. CONSENT AGENDA:

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)

**ACTION: King moved, seconded by Nishimori, and carried by a vote of 4 to 0 (Hurley and Atkinson absent) to grant final approval on consent of 08BAR-00000-00116.**

VI. **NBAR MEMBERS INFORMATIONAL BRIEFINGS:** Small announced it will be necessary to receive a resignation letter from Dominick Barry before taking any steps to appointing a 2<sup>nd</sup> vice chair or having a new NBAR member be appointed by the Fourth District.

VII. **STAFF UPDATE:** None.

VIII. STANDARD AGENDA:

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)

**ACTION: Ravatt moved, seconded by Nishimori, and carried by a vote of 3 to 0 (Hurley and Atkinson absent) (Small abstained) to grant final approval of 07BAR-00000-00193 on the condition that metal posts be covered and capped.**

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)

**NBAR COMMENTS:**

- **NBAR opposes rear wall alley.**
- **NBAR recommends the applicant consider a lot line adjustment to give neighbors larger rear yards.**
- **Study outriggers; they may be too small in the context of the size of buildings.**
- **Study scale of awnings; consider extending them further outward.**
- **Consider adding wood trellis over trash enclosures with a climbing vine.**
- **NBAR recommends a study scale at the bank entry.**
- **The decking needs a gutter or other way to control water runoff, especially over building entrances.**
- **Consider larger pickets in decking and alternate materials that are less residential in character.**

**ACTION:** King moved, seconded by Ravatt, and carried by a vote of 4 to 0 (Hurley and Atkinson absent) to grant preliminary approval of 06BAR-00000-00062. Applicant may submit for final approval.

*There being no further business to come before the North Board of Architectural Review, Board Member Ravatt moved, seconded by Small, and carried by a vote of 4 to 0 (Hurley and Atkinson absent) to adjourn the meeting until 9:00 A.M. on Friday, July 18, 2008 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 11:16 A.M.