



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: August 29, 2008
9:00 A.M.**

Kevin J. Small, **Chair**
James King, **Vice-Chair**
Jared Hurley
Greg Ravatt

Craig Lewis Atkinson, **Alternate**
James Nishimori, **Alternate**
Gary Kaiser, **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 August 08, 2008 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. **08BAR-00000-00197** **Trattoria Oliveto Wall Sign** **Orcutt**
08SCC-00000-00014 (Tammy Weber, Planner) **Jurisdiction: Sign**

Request of Signs of Success, Inc., agent for the owners, John J. Will Family Ltd. Partnership, to consider Case No. 08BAR-00000-00197 for **conceptual review and preliminary/final approval of a non-illuminated individually mounted letter and graphic wall sign not to exceed 32 inches in height, 78 inches in length.** The following structures currently exist on the parcel: a commercial building of approximately 1,456 square feet and a patio area of approximately 1,464.5 square feet. The proposed project will not require grading. The property is a 6.301 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-091-006, located at **285 South Broadway** in the Orcutt area, Fourth Supervisorial District.

2. **08BAR-00000-00201** **Orcutt Union Plaza Building A** **Orcutt**
08ZCI-00000-00053 (Dana Carmichael, Planner) **Jurisdiction: DVP**
08ZCI-00000-00055
08ZCI-00000-00060

Request of Ms. Lynette Noyes, agent for the owner, John J. Will Family LP, to consider Case No. 08BAR-00000-00201 for **further conceptual review and preliminary/final approval of building A of approximately 14,603 square feet at the Orcutt Union Plaza.** The following structures currently exist on the parcel: restaurant of approximately 1,456 square feet; florist shop of approximately 740 square feet; office building of approximately 22,980 square feet; and eight light industrial buildings of approximately 17,762 square feet. The proposed project will require approximately 3,933 cubic yards of cut and approximately 11,776 cubic yards of fill. The property is a 7.8 acre parcel zoned OT-R14/GC and shown as Assessor's Parcel Numbers 105-091-001 and 105-091-006, located at **200 Block of South Broadway Street** in the Orcutt area, Fourth Supervisorial District.

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

3. **07BAR-00000-00319** **Glad-A-Way Garden Expansion** **Orcutt**
07AMD-00000-00021 (Dana Carmichael, Planner) **Jurisdiction: DVP**

Request of Froylan Vasquez, agent for the owner, Brian Caird, to consider Case No. 07BAR-00000-00319 for **further conceptual review and preliminary/final approval of phase 1 of the Glad-A-Way Gardens expansion project consisting of a maintenance shop of approximately 5,000 square feet.** The following structure currently exists on the parcel: prefabricated metal building of approximately 52,016 square feet. The proposed project will not require grading. The property is a 18.85 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 129-170-005, located at **2669 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/21/07 and 07/18/08)

4. 06BAR-00000-00215 Gloria Dei Lutheran Church Addition Santa Maria
06CUP-00000-00053 (Joyce Gerber, Planner) **Jurisdiction: Zone Dist. Req. (DR)**

Request of Charles Cebulla, architect for the owner, Pastor Greg Kintzi, to consider Case No. 06BAR-00000-00215 for **final approval of addition to existing church building of approximately 5,525 square feet.** The following structures currently exist on the parcel: church assembly of approximately 4,780 square feet. The proposed will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. 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 (Continued from 9/8/06, 12/08/06, 1/12/07, and 02/02/07).

5. 08BAR-00000-00185 Evergreen Shopping Center Overall Sign Plan Orcutt
08OSP-00000-00002 (Joyce Gerber, Planner) **Jurisdiction: Sign**

Request of MW Architecture, agent for the owners, PR Investments, LLC, to consider Case No. 08BAR-00000-00185 for **conceptual review of sign program (48 wall signs, 1 pole, 2 monument signs) of (to be determined) square feet.** The following structures currently exist on the parcel: 3 retail buildings to be demolished of approximately 1,500 square feet, 2,000 square feet, and 28,750 square feet. The proposed project will not require grading. The property is a 4.37 acre parcel zoned C2 and shown as Assessor's Parcel Number 109-200-012,-013,-015, and -016, located at **3400 - 3500 Orcutt Road** in the Orcutt area, Fourth Supervisorial District.

The Representatives of the following items should be in attendance at this NBAR Meeting by 11:00 A. M.

6. 08BAR-00000-00199 Orcutt Creek Estates Orcutt
08PRC-00000-00005 (John Zorovich, Planner) **Jurisdiction: DVP**

Request of Peikent Group Architects, architect for the owners, Orcutt Creek Estates, to consider Case No. 08BAR-00000-00199 for **conceptual review of a 92 apartment complex of approximately 99,600 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,200 square feet. The proposed will require approximately 500 cubic yards of cut and fill. The property is a 9.3 acre parcel zoned PRD 1.8 and shown as Assessor's Parcel Number 103-740-016, located at **5301 South Bradley Road** in the Orcutt area, Fourth Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: North Board of Architectural Review

FROM: Tammy Weber

DATE: August 29, 2008

RE: 08BAR-00000-00197 - Trattoria Uliveto Wall Sign; 08SCC-00000-00014; S. Broadway, Orcutt area.; APN: 105-091-006

Preliminary review indicates that the project complies with the all requirements of the AG-I 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:

| | |
|----------|----------------------|
| X | CONCEPTUAL |
| X | PRELIMINARY |
| X | FINAL |
| | REVISED FINAL |

PROJECT DESCRIPTION:

Request of Signs of Success, Inc., agent for the owners, John J. Will Family Ltd. Partnership, to consider Case No. 08BAR-00000-00197 for **conceptual review and preliminary/final approval of a non-illuminated individually mounted letter and graphic wall sign not to exceed 32 inches in height, 78 inches in length**. The following structures currently exist on the parcel: a commercial building of approximately 1,456 square feet and a patio area of approximately 1,464.5 square feet. The proposed project will not require grading. The property is a 6.301 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-091-006, located at **285 South Broadway** 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 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 (to Planner)
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: North Board of Architectural Review
Attn: Gary Kaiser, Supervising Planner

FROM: Dana Carmichael, Planner

DATE: August 25, 2008

RE: **08BAR-00000-00201; Orcutt Union Plaza New Mixed Use Commercial Development (Building A); APN 105-091-001 and 105-091-006 (Meeting Date: 8/29/08).**

Preliminary review indicates that the project complies with the all zoning requirements for the OT-R 14G/C Zone District and is compatible with the requirements of the Santa Barbara County Land Use and Development Code and the Comprehensive Plan, subject to certain conditions.

This project may proceed for:

- | | |
|-------------------------------------|------------------------------|
| <input type="checkbox"/> | CONCEPTUAL |
| <input type="checkbox"/> | PRELIMINARY/FINAL |
| <input checked="" type="checkbox"/> | CONCEPTUAL/PRELIMINARY/FINAL |
| <input type="checkbox"/> | REVISED FINAL |

Review by your board.

PROJECT DESCRIPTION:

Hearing on the request of Lynette Noyes, agent for the John J. Will Family LP, owners, to consider Case No. 08BAR-00000-00201 for **further conceptual/preliminary/final review of Building A of the Orcutt Union Plaza Development Project consisting of approximately 14,603 square feet.** The following structures currently exist on the parcel: restaurant of approximately 1,456 square feet; florist shop of approximately 740 square feet; office building of approximately 22,980 square feet; and eight light industrial buildings of approximately 17,762 square feet for a total of 42,938 square feet. The property is a 7.8 acre parcel zoned OT-R14/GC and shown as Assessor's Parcel Numbers 105-091-001 and 105-091-006, located at **200 Block of South Broadway Street** 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 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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: North Board of Architectural Review
Attn: Gary Kaiser, Supervising Planner

FROM: Dana Carmichael, Planner

DATE: August 25, 2008

RE: **07BAR-00000-00319; Glad-A-Way Gardens Expansion (Phase I); APN 129-170-005**
Meeting Date: August 29, 2008

Preliminary review indicates that the project complies with the all zoning requirements for the AG-II-40 Zone District and is compatible with the requirements of the Santa Barbara County Land Use and Development Code and the Comprehensive Plan, subject to certain conditions.

This project may proceed for:

- | | |
|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | CONCEPTUAL/PRELIMINARY/FINAL |
| <input type="checkbox"/> | PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED FINAL |

Review by your board.

PROJECT DESCRIPTION:

Request of Froylan Vasquez, agent for the owner, Brian Caird, to consider Case No. 07BAR-00000-00319 for **further conceptual/preliminary/final review and approval of phase 1 of the Glad-A-Way Gardens expansion project consisting of a maintenance shop of approximately 5,000 square feet.** The following structures currently exist on the parcel: prefabricated metal building of approximately 52,016 square feet. The proposed project will not require grading. The property is a 18.85 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 129-170-005, located at **2669 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 7/18/08)

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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: North Board of Architectural Review
Attn: Gary Kaiser

FROM: Joyce Gerber

DATE: August 4, 2008

RE: **Gloria Dei Lutheran Church, 06BAR-00000-00215
08ZCI-00000-00012 (06CUP-00000-00053/06DVP-00000-00011)
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.

PLEASE SPECIFICALLY COMMENT ON: Project approved by PC on July 11, 2007. PC requested that BAR review lighting plan prior to issuance of zoning clearance. BAR to also review landscaping, colors and materials for final approval.

PROJECT DESCRIPTION: Project is a 5,525 ft² addition to an existing 4,780 ft² church building. The project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The addition would include a fixed-seating sanctuary; chancel; narthex, cry room; restrooms; and foyer. No signs are proposed at this time.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Gary Kaiser

FROM: Joyce Gerber, Planner x6265
Development Review

DATE: August 25, 2008

RE: 08BAR-00000-00185, **Evergreen Village Overall Sign Plan**, 08OSP-00000-00002 for previously approved 07DVP-00000-00009 (Evergreen Shopping Center), 3496 Orcutt Road, APN 109-200-012

Preliminary review indicates that the project complies with the all zoning requirements for the C-2 zone district and is compatible with the requirements of the Land Use and Development Code, and the policies of the Comprehensive Plan, subject to certain conditions.

This project may proceed for:

CONCEPTUAL REVIEW

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- A. Per LUDC Section 35.38.120 F (1) and (9), one freestanding sign (monument sign) is allowed for each shopping center with a street frontage of 125 ft or more. However, more than one freestanding sign, a larger sign, or a higher sign *may* be allowed in compliance with Section 35.82.150 (Overall Sign Plan).
- B. In the Sign Program submitted with the application for the proposed project, Page 5 states, "Tenant names on monument signage is at Landlord's discretion". Please note that monument signs may only contain the name of the shopping center; no tenant information is permitted per Land Use & Development Code (LUDC) Section 35.38.120.F (3).

C. In accordance with LUDC Section 35.82.150.E (4), please provide a specific recommendation on:

- (1) The effect of the proposed Overall Sign Plan on:
 - (a) The various parts of and commercial enterprises within the shopping center.
 - (b) The streets and properties surrounding the shopping center.
 - (c) The overall continuity of design and signs within the shopping center.
- (2) The number, type, height, location, size, design, color, materials, and lighting of signs contained within the Overall Sign Plan.

PROJECT DESCRIPTION:

Request of PR Investments, LLC, landowner, to consider Case No. 08OSP-00000-00002 (application filed on July 23, 2008) for approval under the County Land Use and Development Code, to approve a plan for the placement of signage on the subject property, as follows:

| Building/Monument | Location | Maximum number signs proposed (one per storefront) | Maximum sign area |
|--------------------------------|------------------------|---|--------------------------|
| Wall Signs - Building A | North Elevation | 2 @ 15 sq ft | 220 sq ft |
| | South Elevation | 1 @ 15 sq ft 1 @ 44 sq ft | |
| | West Elevation | 2 @ 15 sq ft 1 @ 44 sq ft | |
| | East Elevation | 2 @ 36 sq ft | |
| Wall Signs - Building B | North Elevation | No signage | 400 sq ft |
| | South Elevation | 1 @ 40 sq ft 16 @ 20 sq ft | |
| | West Elevation | 1 @ 20 sq ft | |
| | East Elevation | 1 @ 20 sq ft | |
| Wall Signs - Building C | North Elevation | No signage | 144 sq ft |
| | South Elevation | 9 @ 16 sq ft | |
| | West Elevation | No signage | |
| | East Elevation | No signage | |
| Wall Signs - Building D | North Elevation | No signage | 180 sq ft |
| | South Elevation | 1 @ 36 sq ft | |
| | West Elevation | 4 @ 36 sq ft | |
| | East Elevation | No signage | |

| Building/Monument | Location | Maximum number signs proposed (one per storefront) | Maximum sign area |
|---|--|---|--|
| Wall Signs - Building E | North Elevation | 3 @ 36 sq ft | 216 sq ft |
| | South Elevation | 2@ 36 sq ft | |
| | West Elevation | No signage | |
| | East Elevation | 1 @ 36 sq ft | |
| Free standing signs Monument sign to identify shopping center (no business IDs permitted) | Corner of Whittier and Orcutt Rd (NE corner of shopping center) | 1 | Monument: 15 ft x 9 ft 6 in Logo Text: 36 sq ft |
| Free standing signs - Monument B Monument sign to identify shopping center (no business IDs permitted) | Southeast corner of shopping center | 1 | Monument: 15 ft x 9 ft 6 in Logo Text: 36 sq ft |
| Pylon sign Monument sign to identify shopping center (no business IDs permitted) | Central area of shopping center, facing Orcutt Rd | 1 | Monument: 30 ft x 16 ft Logo Text: 43 sq ft |

The signs are being proposed in association with the previously approved Development Plan (07DVP-00000-00009) for the new Evergreen Shopping Center. No grading is associated with this sign plan.

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 Overall Sign Plan phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Overall Sign Plan is subject to Zoning Administrator review. The follow-on Sign Certificate of Conformance is subject to my review.**

c: Leticia Rodriguez (e-mail)
Case File (to Planner)

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