



# 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: September 19, 2008  
9:00 A.M.**

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

Craig Lewis Atkinson, **Alternate**  
James Nishimori, **Alternate**  
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 (8:45 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 29, 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.      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, 02/02/07 and 08/29/08)
  
- 2.      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 **further conceptual review and preliminary approval 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. (Continued from 08/29/08)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: North Board of Architectural Review  
Attn: Gary Kaiser

FROM: Joyce Gerber

DATE: September 19, 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**

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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.

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**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.**

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**PROJECT DESCRIPTION:** Project is a 5,525 ft<sup>2</sup> addition to an existing 4,780 ft<sup>2</sup> 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.





**NBAR COMMENTS:**

- **Applicant needs to provide current plans.**
- **Provide accurate color and materials board and clarify whether existing building gets repainted to match.**
- **Color-coated exterior stucco will not weather well.**
- **Irrigation plan is incomplete.**
- **White is too bright; tone down exterior colors. Re-think green color.**
- **Existing building should be repainted to match addition.**
- **Move trees away from walls and buildings.**
- **Avoid irrigation plan that sprays onto building.**
- **Mulch should be 2" in depth.**

**Item 06BAR-00000-00215 will be continued to the NBAR meeting of September 19, 2008 for final approval, no motion was made.**

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: Gary Kaiser

FROM: Joyce Gerber, Planner x6265  
Development Review

DATE: September 19, 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

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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 (continued)**

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

**APPROVAL** by your board.

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**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:

- Up to 47 wall signs with a maximum area not to exceed 1/8 of the square footage of the structural façade of that portion of the floor occupied by the enterprise and upon which façade the wall sign is to be located;
- One central pylon monument sign facing Orcutt Road, to identify shopping center (no business IDs permitted), 15 ft high by 15 ft wide by 3 feet deep. Stone base with stucco and trim detail to match architectural details of buildings. Logo size to be 43 sq ft per side.
- One low monument sign consisting of logo identifying shopping center, size 20 inches tall by 260 in (18 ft) long, on masonry wall around patio/seating area in front of shopping center main entrance.

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.

The project was seen for conceptual review by the NBAR on August 29, 2008 with comments as follows:

**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.

### NBAR COMMENTS:

- **Upstairs tenant signs do not work, because they block views for upper floor pedestrians.**
- **NBAR suggest raising building height to allow signs to be raised.**
- **Tenant signs need uniformity; for example, all having the same color backgrounds.**
- **Sign program text and plans are inconsistent, the text refers to tenant flexibility relative to size but plans show uniformity in sizes.**

- **NBAR supports variation among tenant signs in terms of lighting (ie; internally lit, front lit, etc.)**
- **Arched top of monument sign is not reflected in buildings.**
- **Wood trellis in monument sign does not work.**
- **Base of monument sign should look like real stone, not veneer.**
- **Consider different color for monument sign, such as the green reflected on building.**
- **Provide graphic depiction of sign program text that shows how desired variation in design would look.**
- **Consider designating sign types by location; for example, this sign location will allow type A or type C but not type B or type D.**

**Project received conceptual review only. Small and Ravatt absent. No action taken. Applicant may return for further conceptual review and preliminary approval.**

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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Memo 9.19.08 further concept-prelim.doc