



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: January 11, 2008
9:00 A.M.**

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

Kevin J. Small, **Vice - Chair**
Greg Ravatt
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: You must submit your materials for Consent Items to Planning and Development by 4:30 PM, Tuesday, three days PRIOR to the scheduled meeting date. 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.
-

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 November 30, 2007 and December 21, 2007 will be considered.
- IV. ELECTION OF NEW NBAR CHAIR AND 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. **07BAR-00000-00043 Stonegate Orcutt Ventures Orcutt**
TM 14481 (Dana Carmichael, Planner) **Jurisdiction: Orcutt**

Request of William Collier, agent for the owners, Stonegate Orcutt Ventures, LLC, to consider Case No. 07BAR-00000-00043 for **final approval on consent for the color scheme of the "Redi-Rock" material approved for use on the perimeter and retaining walls.** There are no structures currently on the parcel. The proposed project will not require grading. The property is a 7.91 acre parcel zoned SLP and shown as Assessor's Parcel Number 105-330-004, located at **TM 14,481 Stonegate** in the Orcutt area, Fifth Supervisorial District. (Continued from 4/06/07)

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 9:15 A. M.

1. **07BAR-00000-00135 Carrillo New SFD Sisquoc**
07LUP-00000-00696 (Joyce Gerber, Planner) **Jurisdiction: Ridgeline-Rural**

Request of Kelly Bakke, agent for the owner, Alfredo Carrillo, to consider Case No. 07BAR-00000-00135 for **preliminary/final approval of a new residence of approximately 4,635 square feet, an attached garage of approximately 624 square feet, and a porch of approximately 152 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 1,175 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 10.0 acre parcel zoned U and shown as Assessor's Parcel Number 101-070-048, located at **6851 Long Canyon Road** in the Sisquoc area, Fifth Supervisorial District. (Continued from 6/29/07, 11/02/07, 11/30/07, and 12/21/07)

2. **05BAR-00000-00312 Conoco Phillips Modification for Pole Sign Santa Maria**
05LUP-00000-01319 (Joyce Gerber, Planner) **Jurisdiction: Sign**

Request of A & S Engineering, agent for the owners, Conoco Phillips, to consider Case No. 05BAR-00000-00312 for **final approval of removal of an existing pole sign and replacement with new monument sign; replacement of price sign; and installation of new canopy sign and fascia.** The following structures currently exist on the parcel: a service station and gasoline pump islands. The proposed project will not require grading. The property is a 0.56 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-010, located at 1101 E. Clark Avenue in the Santa Maria area, Fourth Supervisorial District. (Continued from 1/27/06, , 2/10/06, 3/03/06, 4/14/06, 12/08/06, 1/12/07, 2/02/07, and 2/23/07)

3. **07BAR-00000-00340** **Kent New Residences** **Orcutt**
07LUP-00000-00872 (Dana Carmichael, Planner) **Jurisdiction: Orcutt**

Request of Sandy Moran, agent for the owner, Judith D. Kent, to consider Case No. 07BAR-00000-00340 for **conceptual review and preliminary approval of new residence of approximately 1,746 square feet, second residence of approximately 893 square feet, and garage of approximately 911 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 6,500 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-105-006, located at **545 Union Avenue** in the Santa Maria area, Fourth Supervisorial District.

4. **07BAR-00000-00106** **Capitol Pacific Homes** **Orcutt**
07SCD-00000-00016 (Dana Carmichael, Planner) **Jurisdiction: Orcutt**

Request of Capital Pacific Homes, agent, to consider Case No. 07BAR-00000-00106 for **preliminary/final approval of 3 entry columns each of approximately 18 square feet in size.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 19.28 acre zoned DR and shown as Assessor's Parcel Number 105-020-046, located at **Blosser and Old Mill Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 5/18/07)

The Representatives of the following items should be in attendance at this NBAR Meeting by 10:15 A. M.

5. **07BAR-00000-00330** **Splash N Dash Carwash** **Orcutt**
07DVP-00000-00033 (Michael Hays, Planner) **Jurisdiction: DVP**
07CUP-00000-00091

Request of George Garcia, agent/architect for the owner, Mark Betts, to consider Case No. 07BAR-00000-00330 for **conceptual review of a car wash of approximately 4,725 square feet.** The lot is currently vacant. The proposed project will require approximately 200 cubic yards of cut and approximately 2,620 cubic yards of fill. The property is a 0.64 acre parcel zoned CH and shown as Assessor's Parcel Number 103-181-005, located at **5006 Orcutt Road** in the Orcutt area, Fourth Supervisorial District.

6. **07BAR-00000-00331** **Splash N Dash Carwash Signage** **Orcutt**
07DVP-00000-00033 (Michael Hays, Planner) **Jurisdiction: Sign**
07CUP-00000-00091

Request of George Garcia, agent/architect for the owner, Mark Betts, to consider Case No. 07BAR-00000-00331 for **conceptual review of two walls signs of approximately 25 and 29.2 square feet, and one pole sign of approximately 42 square feet.** The lot is currently vacant. The proposed project will not require grading. The property is a 0.64 acre parcel zoned CH and shown as Assessor's Parcel Number 103-181-005, located at **5006 Orcutt Road** in the Orcutt area, Fourth Supervisorial District.

7. **07BAR-00000-00348** **Herrera Grocery Store and Residential Dwelling Unit** **Orcutt**
(no planner assigned) **Jurisdiction: Orcutt**

Request of Rodel Honrada, agent for the owner, Santiago Herrera, to consider Case No. 07BAR-00000-00348 for **conceptual review of a new commercial grocery store (with kitchen)**

of approximately 2,100 square feet on the first floor and residential dwelling unit of approximately 2,100 square feet on the second floor. The lot is currently vacant. The proposed project will not require grading. The property consists of 8,087 total square feet zoned CN and shown as Assessor's Parcel Numbers 107-011-024 and -026, located at **3616 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.

- 8. 07BAR-00000-00323 Rice Ranch Monument Signs Orcutt**
07CUP-00000-00083 (Joyce Gerber, Planner) **Jurisdiction: Orcutt**
- Request of Sylvia Gonzales, Urban Planning Concepts, agent for the owner, Rice Ranch Ventures, LLC, to consider Case No. 07BAR-00000-00323 for **further conceptual review and preliminary/final approval of monuments/neighborhood signage.** The lots are currently vacant. The proposed project will not require grading. The property is 81.09 total acres zoned PRD and shown as Assessor's Parcel Numbers 101-390-003 and -004, located at **the Rice Ranch Specific Plan Area (Pine Creek and The Oaks neighborhood)** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/21/07)
- 9. 07BAR-00000-00321 Bradley Village Orcutt**
07TRM-00000-00006 (John Zorovich, Planner) **Jurisdiction: DVP**
07DVP-00000-00032
- Request of Laurie Tamura, Urban Planning Concepts, agent for the owner, Lawnae Hunter, to consider Case No. 07BAR-00000-00321 for **conceptual review of a new development at Key Site 30, including the following: four 3-story brownstone buildings with a total of 34 town homes, two 2-story buildings with a total of 48 apartment flats, two 3-story senior housing buildings with a total of 130 units, 17 (5,000 square foot) single family dwelling residential lots, 10 (10,000 square foot) single family residential lots, 10 (8,000 square foot) single family residential lots, a garden pavilion, dog park, and three plazas.** The lot is currently vacant. The proposed project will require approximately 271,000 cubic yards of cut and approximately 38,000 cubic yards of fill. The property is a 78.73 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 107-250-008, located **approximately 130 feet south of the intersection of Bradley Road and Patterson Road** in the Orcutt area, Fourth Supervisorial District.
- 10. 07BAR-00000-00337 Stoker-Higginbotham Development Lompoc**
06GPA-00000-00009 (Nathan Eady, Planner) **Jurisdiction: DVP**
- Request of Greg Rech, architect for the owner, Mike Stoker, to consider Case No. 07BAR-00000-00337 for **conceptual review of a development plan for 14 detached town homes of approximately 2,338, 2,200, or 2,365 square feet each.** The lot is currently vacant. The proposed project will require approximately 200 cubic yards of cut, approximately 7,600 cubic yards of fill, 7,400 cubic yards of import. The property is a 2.82 acre parcel zoned REC and shown as Assessor's Parcel Number 097-730-021, located at **Oakhill Drive** in the Lompoc area, Third Supervisorial District.