



# 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) 568-2000**

**Meeting Date: February 2, 2007  
9:00 A.M.**

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Craig Lewis Atkinson, <b>Alternate</b>	Kevin J. Small <b>Vice - Chair</b>
Dominick Roger Barry	Greg Ravatt
Jared Hurley, <b>Chair</b>	Gary Kaiser, <b>Supervising Planner</b>
James King,	Yesenia Valero, <b>NBAR Secretary</b>

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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.
  - 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 County 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.
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### **ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENTS:** 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 January 12, 2007 will be considered.
- IV. CONSENT AGENDA:**

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

- C-1. **06BAR-00000-00298** **YMCA Monument Sign** **Santa Maria**  
**06SCC-00000-00018** (Dana Carmichael , Planner) **Jurisdiction: N/A**

Request of Kevin Small, agent for the owners, Jean Carmichael and Shannon Siefert, to consider Case No. 06BAR-00000-00298 for **final approval on consent of a monument sign of approximately 80 square feet to replace the existing "YMCA" monument sign.** The following structure currently exists on the parcel: Main recreation building of approximately 38,000 square feet. The proposed project will not require grading. The property is a 66.09 acre parcel zoned REC and shown as Assessor's Parcel Number 111-100-015, located at **3400 Skyway Drive** in the Santa Maria area, Fourth Supervisorial District. (Continued from 1/12/07)

V. **NBAR MEMBERS INFORMATIONAL BRIEFINGS:**

VI. **STAFF UPDATE:**

VII. **STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this NBAR Meeting by 9:10 A. M.**

1. **05BAR-00000-00312** **Conoco Phillips Modification for Pole Sign** **Santa Maria**  
**05LUP-00000-01319** (Joyce Gerber, Planner) **Jurisdiction: Signage**

Request of A & S Engineering, agent for the owners, Conoco Phillips, to consider Case No. 05BAR-00000-00312 for **preliminary/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: an existing 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, 12/08/06 and 1/12/07)

2. **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, and 1/12/07).

3. **06BAR-00000-00141** **Dias Commercial Building** **Orcutt**  
**06PRE-00000-00010** (Gary Kaiser, Supervising Planner) **Jurisdiction: Commercial**

Request of Gil Palacios architect for the owners, Al & Laura Dias, to consider Case No. 06BAR-00000--00141 for **conceptual review of a new 1- story commercial building of approximately 6,000 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 800 cubic yards of cut and approximately 1,100 cubic yards of fill. The property is a 7,500 square foot parcel zoned OT-R-14GC and shown as Assessor's Parcel Number 105-073-009, located at **153 East Clark Avenue** in the Old Town Orcutt area, Fourth Supervisorial District.

4. **06BAR-00000-00135** **Dias Commercial Building** **Orcutt**  
**06PRE-00000-00009** (Gary Kaiser, Supervising Planner) **Jurisdiction: Commercial**

Request of Gil Palacios, architect for the owner, Eric Dias to consider Case No. 06BAR-00000-00135 for **conceptual review of a new 1- story commercial building of approximately 6,600 square feet.** The following structures currently exist on the parcel: Service Station and canopy of approximately 1,300 square feet. The proposed project will require approximately 777 cubic yards of cut and approximately 1,000 cubic yards of fill. The property is a 7,000 square foot parcel zoned OT-R-14GC and shown as Assessor's Parcel Number 105-073-008, located at **155 East Clark Avenue** in the Old Town Orcutt area, Fourth Supervisorial District.

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

5. **05BAR-00000-00030** **2<sup>nd</sup> Phase Hummel Village** **Orcutt**  
**04DVP-00000-00004** (John Zorovich, Planner) **Jurisdiction: Development Plan**

Request of Simonsen and Associates Inc. agent for the owner, Joan Simonsen, to consider Case No. 05BAR-00000-00030 for **final approval of a development plan for five new homes of approximately 4,200 square feet each (second phase of Hummel Village).** The following structure currently exists on the parcel: single family residence with garage of approximately 2,900 square feet. The proposed project will require approximately 6,227 cubic yards of cut and approximately 5,106 cubic yards of fill. The property is a 5.37 acre parcel zoned DR-4.6 and shown as Assessor's Parcel Number 107-270-003, located at **4420 Hummel Drive** in the Orcutt area, Fourth Supervisorial District. (Continued from 3/11/05 County BAR and 04/14/06 and 05/05/06)

6. **06BAR-00000-00199** **Terrace Ranch** **Orcutt**  
**TM 14,330** (John Zorovich, Planner) **Jurisdiction: Development Plan**

Request of Eileen Dickey, developer for A.G. Spanish Oaks, LLC, to consider Case No. 06BAR-00000-00199 for **further preliminary/final approval of 17 new single family residences between approximately 1,339 and 2,845 square feet each.** The following four structures currently exist on the parcel: an approximately 1,500 square foot house, an approximately 1,500 square foot garage, an approximately 700 square foot carport, and an approximately 3,500 square foot apartment building. The proposed project will require approximately 14,813 cubic yards of cut and approximately 10,965 cubic yards of fill. The property is a 5.39 acre parcel zoned single family DR3.3 and shown as Assessor's Parcel Number

129-280-021, located at **5320 and 5330 Stillwell Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 8/18/06, 9/29/06, 11/17/06, 1/12/07)

<b>The Representatives of the following items should be in attendance at this NBAR Meeting by 11: 00 A. M.</b>
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| <b>7.</b> | <b>06BAR-00000-00163</b>                         | <b>Orcutt Village Marketplace</b> | <b>Orcutt</b>                   |
|           | <b>06DVP-00000-00008</b> (John Zorvich, Planner) |                                   | <b>Jurisdiction: Commercial</b> |
|           | <b>06CUP-00000-00037</b>                         |                                   |                                 |
|           | <b>06TPM-00000-00017</b>                         |                                   |                                 |

Request of Laurel Perez, agent for the owners, Ben Nikafarjam and Samir Patel to consider Case No. 06BAR-00000-00163 for **further conceptual review of a mixed-use shopping center consisting of approximately 316,000 square feet of development including a grocery store, gas station/car wash, 3-story hotel, drive through pharmacy, 3-story residential apartment building, drive through restaurant and other retail stores.** There are no structures currently on the parcel. The proposed project will require approximately 95,300 cubic yards of cut and approximately 111,219 cubic yards of fill. The property is a 24.6 acre parcel zoned C-2 and shown as Assessor's Parcel Number 129-120-024, located at **the northwest corner of the Clark Avenue / Highway 101 intersection known as Key Site #1** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/8/06 and 1/12/07)