



# COUNTY OF SANTA BARBARA

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## **REVISED AGENDA**

### **NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA**

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

**Meeting Date: March 24, 2006  
9:00 A.M.**

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**Revision:** Item #7 04BAR-00001-00016, Teixeira New Winery and Tasting Center, has been added to the Standard Agenda.

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Craig Lewis Atkinson,	Kevin J. Small
Dominick Roger Barry	Greg Ravatt, <b>Chair</b>
Jared Hurley, <b>Vice-Chair</b>	Adam Baughman, <b>Planner III</b>
James King, <b>Vice-Chair</b>	Barbara Walsh, <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 March 3, 2006 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 9:15 A. M.**

**DISCUSSION ITEMS:**

1. Old Town Orcutt Design Guidelines **Orcutt**  
(Stephen Peterson, Planner)  
Request of Santa Barbara County Comprehensive Planning for the NBAR to render its advice on in-progress Old Town Orcutt Design Guidelines.
2. 06BAR-00000-00062 Evergreen Re-Development **Orcutt**  
03LUP-00000-00812 (Larry Appel, Planner) **Jurisdiction: Orcutt**  
Request of Mike Peachey, architect for the owners, Daniel Ringstmeyer and Paul Prather, to consider Case No. 06BAR-00000-00062 for **discussion only of a re-development of the Evergreen Shopping Center of approximately 100,000 square feet.** The following structures currently exist on the parcel: Approximately 36,000 square feet of commercial property. The proposed project will require approximately less than 50 cubic yards of cut and approximately less than 50 cubic yards of fill. The property is a 5.5 acre parcel zoned C-2 and shown as Assessor's Parcel Number 109-200-12, 13, 15, 16, located at **3400 – 3550 Orcutt Road, Santa Maria, CA**, in the Orcutt area, Fourth Supervisorial District, North BAR District.

**CONCEPTUAL REVIEW:**

3. 05BAR-00000-00312 Conoco Philips Modification for Pole Sign **Orcutt**  
05LUP-00000-01319 (Jeanne Bozzano, Planner) **Jurisdiction: Signage & Orcutt**  
Request of A & S Engineering, agent for the owners, Conoco Philips, to consider Case No.05BAR-00000-00312 for **further conceptual review of a modification to an existing pole sign.** 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 Orcutt area, Fourth Supervisorial District. (Continued from 1/27/06, 2/10/06, and 3/3/06 NBAR.)

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

4. 06BAR-00000-00050 Hardisty Poolhouse Addition **Orcutt**  
06LUP-00000-00178 (Jeanne Bozanno, Planner) **Jurisdiction: Orcutt**  
Request of Halsell Builders, agent for the owners, the Hardisty Family, to consider Case No. 06BAR-00000-00050 for **conceptual review/preliminary approval of a pool enclosure of approximately 1,273 square feet.** The following structures currently exist on the parcel: a 2,552 square foot single family dwelling with an attached 640 square foot garage. The proposed project will not require grading. The property is a 25,000 square foot parcel zoned DR-1.0 and shown as Assessor's Parcel Number 105-340-007, located at **541 Gazelle Way, Santa Maria, CA** in the Santa Maria area, Fourth Supervisorial District.

5. **05BAR-00000-00034** **Cisneros Additions** **Santa Maria**  
**05DVP-00000-00007** (Brian Tetley, Planner) **Jurisdiction: Development Plan**

Request of Mr. Gil Rodriguez of PCR Design and Construction, agent for the land owner, Mr. Juan Cisneros of Better Cooling, to consider Case No. 05BAR-00000-00034 for **further conceptual review/preliminary approval of a proposed agricultural cooler addition of approximately 13,650 square feet, box storage warehouse of approximately 24,000 square feet and shade canopy of approximately 7,000 square feet.** The following structures currently exist on the parcel: a produce cooling facility of approximately 20,000 square feet. Proposed project grading will require approximately 766 cubic yards of cut and approximately 339 cubic yards of fill. The property is a 20 acre parcel zone U and shown as Assessor's Parcel Number 129-010-035, located at **2780 Telephone Road**, in the Santa Maria area, Fifth Supervisorial District. (Continued from 4/08/05 SBAR).

**PRELIMINARY APPROVAL:**

6. **06BAR-00000-00063** **Old Mill Run Development** **Orcutt**  
**06MPC-00000-00001** (Jeanne Bozzano, Planner) **Jurisdiction: Development Plan**

Request of Robert Baker, agent for Capital Pacific Homes, to consider Case No. 06BAR-00000-00063 (formerly 03BAR-00000-00352) for **further preliminary review of the Design Guidelines, building elevations, floor plans, and landscaping for Key Site 20, a development including 54 single family residences of approximately 2,200 square feet each and three duplex units 4,000 square feet each.** There are no structures on the parcel. The proposed project will require approximately 28,518 cubic yards of cut and approximately 12,336 cubic yards of fill. The property is a 19.28 (gross)/16.74 (net) acre parcel zoned DR3.3 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 1/9/04, 1/30/04 and 3/26/04 SBAR under 03BAR-00000-00352.)

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

**FINAL APPROVAL:**

7. **04BAR-00001-00016** **Teixeira New Winery and Tasting Center** **Sisquoc**  
**04DVP-00000-00004** (Gary Kaiser, Planner) **Jurisdiction: Development Plan**

Request of Tom B. Martinez, architect for the owners, Marvin and Paulette Teixeira, to consider Case No. 04BAR-00001-00016 for **revised final approval of a new winery of approximately 3,489 square feet and wine tasting and visitor center of approximately 2,692 square feet. The requested revisions are to change exterior siding and substitute roll-up doors for sliding doors.** The property is a 529 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 133-070-010, located at **9660 Foxen Canyon Road** in the Sisquoc area, Fifth Supervisorial District. (Continued from 2/13/04, 5/14/04, 7/09/04, 10/15/04, 12/17/04, & 7/29/05 BAR)