



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

**Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 934-6289**

**Meeting Date: April 6, 2007
9:00 A.M.**

Sandra Devine, Alternate	Kevin J. Small, Vice-Chair
Craig Lewis Atkinson, Alternate	Greg Ravatt
Dominick Roger Barry	John Zorovich, Planner III
Jared Hurley, Chair	Yesenia Valero, NBAR Secretary
James King, Vice Chair	

- 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 March 16, 2007 of 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. **07BAR-00000-00020** **Smith New Residence** **Orcutt**
07LUP-00000-00055 (Joyce Gerber, Planner) **Jurisdiction: OT**

Request of Linden Shimizu, agent for the owner, Russell Smith, to consider Case No. 07BAR-00000-00020 for **final approval of a new residence of approximately 884 square feet**. The following structure currently exist on the parcel: residence of approximately 1,055 square feet. 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 105-111-010, located at **625 Union Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 2/23/07 and 3/16/07)

2. **05BAR-00000-00030** **2nd 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 05/05/06 5/26/06 and 2/02/07)

3. **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 **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 2/2/07 and 3/16/07)

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

4. **07BAR-00000-00043** **Stonegate Orcutt Ventures** **Orcutt**
TM 14481 (John Zorovich, Planner) **Jurisdiction: Orcutt**

Request of Laurie Tamura, agent for the owners, Stonegate Orcutt Ventures, LLC, to consider Case No. 07BAR-00000-00043 for **conceptual review and preliminary/final approval of the modification to conditions request to provide wood fencing instead of masonry**. There are no structures currently on the parcel. The proposed project will not require grading. The property is

a 7.91 acre 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.

5. 07BAR-00000-00032 Rice Ranch New Development Orcutt
TM 14,430 (John Zorovich, Planner) **Jurisdiction: Development Plan**

Request of Sylvia Gonzales and Laurie Tamura, agents for Rice Ranch Ventures, LLC, to consider Case No. 07BAR-00000-00032 for **conceptual review: 1) architectural plans for the multi-family units consisting of four different models (Models A, B, C, and D) ranging in size from approximately 1,224 square feet to approximately 1,486 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 536,282 (2 neighborhoods & basin) cubic yards of cut and approximately 501,590 cubic yards of fill. The property is a 105.52 acre parcel zoned PRD and shown as Assessor's Parcel Numbers 101-390-003 and 004, located in the Rice Ranch Specific Plan Area (Pine Creek and The Oaks neighborhoods) in the Orcutt area, Fourth Supervisorial District.. (Continued from 2/23/07)

6. 07BAR-00000-00042 Van Veen Mixed Use Building Orcutt
(No Planner assigned) **Jurisdiction: Orcutt**

Request of Cebulla Associates, agent for the owner, Berto Van Veen, to consider Case No. 07BAR-00000-00042 for **conceptual review of a mixed use building of approximately 8,601 square feet.** There are no structures currently on the parcel. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned OT-R-14-GC and shown as Assessor's Parcel Number 105-101-005, located at the corner of **Pacific and Clark Avenue** in the Orcutt area, Fourth Supervisorial District.