



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: April 14, 2006
9:00 A.M.**

Santa Barbara County
Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 568-2000

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

Kevin J. Small
Greg Ravatt - **Chair**
Adam Baughman - **Planner III**
Barbara Walsh - **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.
 - 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 (8:45 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.
-

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 24, 2006 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-00000-00050 Hardisty Pool house Addition Orcutt**
06LUP-00000-00178 (Jeanne Bozzano, Planner) **Jurisdiction: Orcutt**

Request of Halsell Builders, agent for the owners, the Hardisty Family, to consider Case No. 06BAR-00000-00050 for **final 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. (Continued from March 24, 2006 NBAR.)

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 9:00 A. M.

DISCUSSION ITEM:

- 1. Adopted Height Calculation Methodology – Noel Langle**

Request of Noel Langle, Santa Barbara County Planning & Development, to review and discuss the newly adopted height calculation methodology.

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

- 2. 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, lighting 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 and 3/24/06 NBAR under 06BAR-00063.)

3. **06BAR-00000-00038** **White Office Addition** **Santa Maria**
06LUP-00000-00110 (Jeanne Bozzano, Planner) **Jurisdiction: Old Town**

Request of Aimee Cunningham, Agent for Dr. Teri White, to consider Case No. 06BAR-00000-00038 for **preliminary approval to convert and remodel an existing 1,276 square foot residence to a new office and add 1,272 square feet of additional office space.** The following structures currently exist on the parcel: a 1,276 square foot residence, a garage approximately 150 square feet, and a shed approximately 60 square feet. The proposed project will not require grading. The property is a .18 acre parcel zoned R-GC and shown as Assessor's Parcel Number 105-060-007, located at **255 Clark Avenue**, in the Orcutt area, Fourth Supervisorial District. (Continued from 3/3/06 NBAR.)

4. **05BAR-00000-00030** **Simonsen 5 Home Development Plan** **Orcutt**
04DVP-00000-00004 (John Zorovich, Planner) **2nd Phase Hummel Village** **Jurisdiction: Development Plan**

Request of Simonsen and Associates Inc. agent for the owner, Joan Simonsen, to consider Case No. 05BAR-00000-00030 for **conceptual review/preliminary approval of a development plan for 5 new homes of approximately 4,200 square feet each. (Second phase of Hummel Village.)** The following structures currently exist on the parcel: a 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. 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 SBAR.)

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

5. **06BAR-00000-00069** **Ponto Development** **Old Orcutt**
06DVP-00000-00001 (Frances Romero, Planner) **Jurisdiction: DVP**

Request of Tom B. Martinez, architect for Dr. Tom Ponto, Owner, to consider Case No. 06BAR-00000-00069 for **conceptual review/preliminary approval of a 5 unit apartment complex of approximately 8,145 square feet of residential development and approximately 2,202 of commercial development..** The following structures currently exist on the parcel: a 2,000 square foot dental office. The proposed project will require approximately 10 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 23,978 square foot parcel zoned OTR14GC and shown as Assessor's Parcel Number 105-073-019, located at **112 Park Avenue**, in the Orcutt area, Fourth Supervisorial District.

6. **06BAR-00000-00082** **Lopez New Residence** **Orcutt**
Jurisdiction: Orcutt

Request of Kathy Bognuda, agent for the owner, Angel Lopez, to consider Case No. 06BAR-00000-00082 for **conceptual review of a new residence and secondary unit with an approximately 1887 square foot main living space, a second unit of approximately 845 square feet, a garage of approximately 845 square feet, a porch of approximately 381 square feet and a balcony of approximately 140 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 242 cubic yards of cut and approximately 242 cubic yards of fill. The property is a 6,883 square foot parcel zoned OTR-14/GC and shown as Assessor's Parcel Number 105-095-004, located at **225 Pacific Street** in the Orcutt area, Fourth Supervisorial District.

7. **05BAR-00000-00312** **Conoco Philips Modification for Pole Sign** **Santa Maria**
05LUP-00000-01319 (Jeanne Bozzano, Planner) **Jurisdiction: Signage**

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, 3/03/06, and 3/24/06 NBAR.)