



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: May 5, 2006
9:00 A.M.**

Craig Lewis Atkinson, Alternate	Kevin J. Small
Dominick Roger Barry	Greg Ravatt, Chair
Jared Hurley, Vice-Chair	Adam Baughman, Planner III
James King, Vice-Chair	Barbara Walsh, 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.
 - 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.
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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 April 14, 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.

ORCUTT AREA

1. **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 approval 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 of approximately 4,000 square feet each.** There are currently 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 County BAR under 03BAR-00000-00352 and 3/24/06 NBAR under 06BAR-00000-00063.)

2. **05BAR-00000-00284** **Harp Springs Subdivision Project** **Orcutt**
05CUP-00000-00078 (John Zorovich, Planner) **Jurisdiction: Development Plan**
TM 14,478

Request of Capital Pacific Homes/KTGY, agent and architect for MLB HS 44, LLC, to consider Case No. 05BAR-00000-00284 for **conceptual review/preliminary approval of the Harp Springs Subdivision Project consisting of six different two-story house plans ranging in size from 2,357 square feet to 2,985 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 60,000 cubic yards of cut and approximately 30,000 cubic yards of fill. The property is a 20.43 acre parcel zoned PRD and shown as Assessor's Parcel Number 103-200-026, located at **the terminus of Harp Road** in the Orcutt area, Fourth Supervisorial District.

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

3. **05BAR-00000-00030** **Simonsen Five Home Development Plan** **Orcutt**
04DVP-00000-00004 (John Zorovich, Planner) **Jurisdiction: Development Plan**
2nd Phase Hummel Village

Request of Simonsen and Associates Inc. agent for the owner, Joan Simonsen, to consider Case No. 05BAR-00000-00030 for **further conceptual review/preliminary 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: 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 County BAR and 04/14/06 NBAR.)

4. **06BAR-00000-00038** **White Office Addition** **Orcutt**
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 **further preliminary/final 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, garage of approximately 150 square feet, and shed of 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 and 4/14/06 NBAR.)

The Representatives of the following items should be in attendance at this NBAR Meeting by 10:30 A. M.

5. **06BAR-00000-00100** **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. 06BAR-00000-00100 for **conceptual review of single family homes - seven separate models (new construction) of approximately 1,920 square feet to 2,704 square feet each.** 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.

6. **01BAR-00000-00214** **Orcutt Aquacenter** **Orcutt**
00DVP-00000-06009 (Steve Rodriguez, Planner) **Jurisdiction: Development Plan**

Request of Urban Planning Concepts, agents for the owners, Orcutt Aquacenter Inc., to consider Case No. 01BAR-00000-00214 for **conceptual review of a proposed aquatic facility that would include a 16,845 square foot main building, parking, landscaping, 25 yard long indoor recreation pool and a therapy pool; 50 meter outdoor olympic sized competition pool, one and three meter diving boards, two water slides of approximately 150 feet long and 35 feet high with a 15,665 square foot water play area, bleachers, picnic & BBQ area, and a separate storage building** No structures currently exist on the parcel. The proposed project will require approximately 32,947 cubic yards of cut and approximately 7,210 cubic yards of fill. The property is a 14.9 acre parcel zoned DR-3.3 and shown as Assessor's Parcel Number 107-470-011, located at **the southeast corner of Hummel Road and Union Valley Parkway** in the Orcutt area, Fourth Supervisorial District. (Continued from 11/30/01, 01/18/02, 02/22/02 & 03/29/02 County BAR)

The Representatives of the following items should be in attendance at this NBAR Meeting by 11:30 A. M.

LOMPOC AREA

7. **06BAR-00000-00107** **New Fire/Sheriff Facility** **Lompoc**
05GOV0-00000-00004 (Gary Kaiser, Planner) **Jurisdiction: County Project**

Request of John Green, agent for the County of Santa Barbara to consider Case No. 06BAR-00000-00107 for **conceptual review of a new Fire/Sheriff facility of approximately 11,050 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 1,369 cubic yards of cut and approximately 1,012 cubic yards of fill. The property is a 15.3 acre parcel zoned U-A located at **the northeast corner of Burton Mesa Blvd. and Harris Grade Road** (parcel number still to be determined) in the Burton Mesa/Lompoc area, Fourth Supervisorial District.