



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: May 18, 2007
9:00 A.M.**

Craig Lewis Atkinson, Alternate	Kevin J. Small, Vice Chair
Dominick Roger Barry	Greg Ravatt
Jared Hurley, Chair	John Zorovich, Planner III
James King, Vice-Chair	Yesenia Valero, 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 (8:30 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 April 27, 2007 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. **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, 2/02/07, 4/6/07, and 4/27/07)

2. **07BAR-00000-00100** **Almond Garage** **Orcutt**
07LUP-00000-00269 (Joyce Gerber, Planner) **Jurisdiction: N/A**

Request of Keith Almond owner, to consider Case No. 07BAR-00000-00100 for **conceptual review of a detached garage of approximately 780 square feet**. The following structures currently exist on the parcel: residence of approximately 1,100 square feet. The proposed project will not require any cubic yards of cut and approximately 10 cubic yards of fill. The property is a 7,500 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-132-002, located at **310 Pinal Avenue** in the Orcutt area, Fourth Supervisorial District.

3. **07BAR-00000-00113** **Halsell Addition** **Orcutt**
06LUP-00000-00585 (Joyce Gerber, Planner) **Jurisdiction: BOS**

Request of Accord Design Group, agent for the owner, Joe Halsell, to consider Case No. 07BAR-00000-00113 for **conceptual review/preliminary/final approval of an addition to an existing single family dwelling of approximately 1,000 square feet**. The following structures currently exist on the parcel: single family dwelling of approximately 4,463 square feet, an attached porch deck of approximately 264 square feet, and a detached garage of approximately 744 square feet. The proposed project will not require grading. The property is a 1.02 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 105-020-079, located at **4620 Song Lane (formerly 1372 Solomon 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.

4. **07BAR-00000-00080** **Chojnacky Single Family Residence** **Old Orcutt**
07LUP-00000-00229 (Joyce Gerber, Planner) **Jurisdiction: OTO**

Request of Sandra Moran, agent for the owner, Beverly Chojnacky, to consider Case No. 07BAR-00000-00080 for **preliminary/final approval of a new 2 story residence of approximately 2,639 square feet and a second 893 square-foot residence above a 911 square-foot garage**. No structures currently exist on the parcel. 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 105-111-007, located at **655 Union Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 4/27/07)

5. **07BAR-00000-00105 Capitol Pacific Homes Orcutt**
(Florence Trotter-Cadena, Planner) **Jurisdiction: N/A**
- Request of Capital Pacific Homes, agent, to consider Case No. 07BAR-00000-00105 for **conceptual review/preliminary/final approval of 3 new plans presented for the Old Mill Subdivision of approximately 1, 885 to 2,964 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 28,198 cubic yards of cut and approximately 2,500 cubic yards of fill. The property is a 19.28 acre parcel zoned DR and shown as Assessor's Parcel Number 105-020-046, located at **Blosser and Old Mill Run** in the Orcutt area, Fourth Supervisorial District.
6. **07BAR-00000-00106 Capitol Pacific Homes Orcutt**
(Florence Trotter-Cadena, Planner) **Jurisdiction: N/A**
- Request of Capital Pacific Homes, agent, to consider Case No. 07BAR-00000-00106 for **conceptual review/preliminary/final approval of 3 entry columns each of approximately 6 feet high.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 19.28 acre zoned DR and shown as Assessor's Parcel Number 105-020-046, located at **Blosser and Old Mill Run** in the Orcutt area, Fourth Supervisorial District.
7. **07BAR-00000-00103 Riverbench Winery & Sign Sisquoc**
07DVP-00000-00013 (Dana Carmichael, Planner) **Jurisdiction: N/A**
07SCC-00000-00004
- Request of David Swenk, agent for the owner, Danny Devearux, to consider Case No. 07BAR-00000-00103 for **conceptual review of a free standing sign of approximately 10.9 square feet.** The following structures currently exist on the parcel: winery production facility of approximately 2,100 square feet and a single family dwelling of approximately 2,400 square feet proposed to be converted into a winery support structure with a tasting room. The proposed project will not require grading. The property is a 102.48 acre zoned AG-II-100 and shown as Assessor's Parcel Number 129-220-015, located at **6020 Foxen Canyon Road** in the Sisquoc area, Fifth Supervisorial District.
8. **07BAR-00000-00101 Dore Winery Santa Maria Center Santa Maria**
(Dana Carmichael, Planner) **Jurisdiction: Development Plan**
- Request of Tish Beltranena, agent for the owner, Richard Dore, to consider Case No. 07BAR-00000-00101 for **conceptual review/preliminary approval of a winery of approximately 22,509 square feet.** No structures currently exist on the parcel. The proposed project will require grading of approximately 6,120 cubic yards of cut, 13,710 cubic yards of fill, and 7,590 cubic yards of borrow. The property is a 218 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 133-070-039, located at **7200 Foxen Canyon Road** in the Santa Maria area, Fifth Supervisorial District.