



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA Parkway

**Betteravia Government Center
511 East Lakeside**

**Santa Maria, CA 93455
(805) 934-6250**

**Meeting Date: June 8, 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
Sandy Devine, Alternate	

- 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 May 18, 2007 will be considered.
- 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.

- 1. 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 **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 and 5/18/07)
- 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 **preliminary/final review of a detached garage of approximately 780 square feet.** The following structure currently exists 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. (Continued from 5/18/07)
- 3. 07BAR-00000-00125 Rabobank Signs – Orcutt Branch Orcutt**
07SCC-00000-00006 (Dana Carmichael, Planner) **Jurisdiction: Sign**

Request of Linda Smith, agent for the owners, Minson Company, to consider Case No. 07BAR-00000-00125 for **conceptual review of four wall signs each of approximately 65 square feet with seven directional signs and a window vinyl.** The following structure currently exists on the parcel: Mid State Bank and Trust commercial building. The proposed project will not require grading. The property is a .68 acre parcel zoned SC and shown as Assessor's Parcel Number 103-740-026, located at **1110 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.
- 4. 07BAR-00000-00126 Rabobank Vandenberg Village Branch Lompoc**
07SCC-00000-00007(Dana Carmichael, Planner) **Jurisdiction: Sign**

Request of Linda Smith, agent for the owner, Mid State Bank & Trust, to consider Case No. 07BAR-00000-00126 for **conceptual review of one pole sign of approximately 60 square feet, two wall signs each of approximately 28 square feet, four directional signs, and 2 window vinyls.** The following structure currently exists on the parcel: Mid State Bank and Trust commercial building. The proposed project will not require grading. The property is a .78 acre parcel zoned C-2 and shown as Assessor's Parcel Number 097-371-028, located at **3745 Constellation Road** in the Lompoc area, Fourth Supervisorial District.

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

5. **07BAR-00000-00120** **Village Bakery Sign** **Lompoc**
07SCC-00000-00004 (Tammy Weber, Planner) **Jurisdiction: Sign**

Request of Ramon Diaz, agent for the owner, Rafael Hernandez, to consider Case No. 07BAR-00000-00120 for **conceptual review/preliminary/final of one hall sign of approximately 16' x 1'6" square feet. This is an existing lighted sign with the proposed business name to be inserted.** The following structures currently exist on the parcel: commercial building of approximately 10,500 square feet with nine tenant spaces. The proposed business will be occupying one tenant space of approximately 1,600 square feet. The proposed project will not require grading. The property is a 102,000 square foot parcel zoned SC and shown as Assessor's Parcel Number 097-111-004, located at **1434 Burton Mesa Boulevard** in the Lompoc area, Fourth Supervisorial District
6. **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 and 4/6/07)
7. **06BAR-00000-00062** **Evergreen Re-Development** **Orcutt**
03LUP-00000-00812 (John Zorovich, Planner) **Jurisdiction: Orcutt**

Request of Mike Peachey, architect for the owners, Daniel Ringstmeyer and Paul Prather, to consider Case No. 06BAR-00000-00062 for **conceptual review of a re-development of the Evergreen Shopping Center consisting of the removal of approximately 3,200 square feet of existing commercial development and construction of 62,000 square feet of new retail and office space.** The proposed project will require approximately 4,175 cubic yards of cut and approximately 4,250 cubic yards of fill. The project also includes new landscaping buffers located along the project's northern and southern perimeter, as well as small landscape planters dispersed throughout the reconfigured parking area. The property is a 5.5 acre parcel zoned C-2 and shown as Assessor's Parcel Numbers 109-200-012, -013, -015, -016, located at **3400 – 3550 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 3/24/06)
8. **07BAR-00000-00105** **Capitol Pacific Homes** **Orcutt**
(John Zorovich, 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. (Continued from 5/18/07)

9. 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-00000-0030 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, 04/14/06, 05/05/06, 5/26/06, 2/02/07, 4/6/07, 4/27/07, and 5/18/07)