



COUNTY OF SANTA BARBARA

REVISED AGENDA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

SPECIAL MEETING LOCATION

**Public Works Conference Room
620 W. Foster Road
Santa Maria, CA 93455
805-934-6250**

**Meeting Date: June 16, 2006
9:00 A.M.**

Revision: Item #5 05BAR-00000-00284, Harp Springs Subdivision Project, has been added to the Standard Agenda.

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 May 26, 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-00000-00116 Santa Barbara Bank & Trust Wall Sign Lompoc**
06SCC-00000-00006 (Jeanne Bozzano, Planner) **Jurisdiction: Sign**

Request of Signs of Success, Inc., agent for Lance Lyon, to consider Case No. 06BAR-00000-00116 for **final approval on consent of one wall sign of approximately 30 square feet**. The following structures currently exist on the parcel: one free-standing sign ten feet by three feet, six inches on a twelve foot base. The proposed project will not require grading. The property is a 210 square foot parcel zoned D-6 commercial and shown as Assessor's Parcel Number 097-760-003, located at **3787 Constellation Road** in the Vandenberg Village area, Third Supervisorial District. (Continued from 5/26/06 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 9:15 A. M.

- 1. 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 **further conceptual review/preliminary approval of a 4 unit apartment complex of approximately 6,516 square feet of residential development and approximately 1,685 square feet of commercial development**. The following structure currently exists 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 OT-R-14/GC and shown as Assessor's Parcel Number 105-073-019, located at 112 Park Avenue, in the Orcutt area, Fourth Supervisorial District. (Continued from 04/14/06 NBAR.)

- 2. 06BAR-00000-00125 Chojnacky New Residence Orcutt**
06LUP-00000-00472 (Kim Probert, Planner) **Jurisdiction: Orcutt**

Request of Sandy Moran, agent for the owner, Beverley Chojnacky, to consider Case No. 06BAR-00000-00125 for **conceptual review/preliminary approval of single family dwelling of approximately 690 square feet**. The following structures currently exist on the parcel: a residence of approximately 1140 square feet, a garage of approximately 800 square feet, and a single family dwelling of approximately 690 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-101-009, located at **146 South Pacific Street** in the Orcutt area, Fourth Supervisorial District.

3. **06BAR-00000-00135** **Dias New Development** **Orcutt**
06PRE-00000-00009 (Adam Baughman, Planner) **Jurisdiction: Old Orcutt**

Request of Gil Palacios architect for the owner, Erick Dias, to consider Case No. 06BAR-00000-00135 for **conceptual review of a new 2-story commercial building of approximately 13,500 square feet.** The following structures currently exist on the parcel: an abandoned service station of approximately 1,300 square feet and a canopy. The proposed project will require approximately 777 cubic yards of cut, approximately 777 cubic yards of fill, and approximately 388 cubic yards of import. The property is a 7,000 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-073-008, located at **155 East Clark Avenue** in the Old Orcutt area, Fourth Supervisorial District.

The Representatives of the following items should be in attendance at this NBAR Meeting by 9:45 A. M.

4. **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 **further 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. (Continued from 5/5/06 NBAR).

5. **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 **further 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. (Continued from the 05/05/06 and 05/26/06 NBAR.)