



# COUNTY OF SANTA BARBARA

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## NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

Meeting Date: July 20, 2007  
9:00 A.M.

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Craig Lewis Atkinson, <b>Alternate</b>	Kevin J. Small, <b>Vice-Chair</b>
Dominick Roger Barry	Greg Ravatt
Jared Hurley, <b>Chair</b>	John Zorovich, <b>Planner III</b>
James King, <b>Vice-Chair</b>	Yesenia Valero, <b>NBAR Secretary</b>
Sandy Devine, <b>Alternate</b>	

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- 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.
- Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
- 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 June 29, 2007 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. **07BAR-00000-00100** **Almond Garage** **Orcutt**  
**07LUP-00000-00269** (Joyce Gerber, Planner) **Jurisdiction: OTO**

Request of Keith Almond owner, to consider Case No. 07BAR-00000-00100 for **final approval on consent 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, 6/8/07 and 6/29/07)

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. **06BAR-00000-00141** **Dias Commercial Building** **Orcutt**  
**07LUP-00000-00394** (Dana Carmichael, Planner) **Jurisdiction: Commercial**

Request of Gil Palacios, agent for the owner, Al Dias, to consider Case No. 06BAR-00000-00141 for **preliminary/final approval of a new commercial building of approximately 5,556 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 100 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 7,500 square foot parcel zoned OT-R-14GC and shown as Assessor's Parcel Number 105-073-009, located at **153 East Clark Avenue** in the Old Town Orcutt area, Fourth Supervisorial District. (Continued from 2/2/07 and 6/29/07)

2. **06BAR-00000-00135** **Dias Commercial Building** **Orcutt**  
**07LUP-00000-00366** (Dana Carmichael, Planner) **Jurisdiction: Commercial**

Request of Gil Palacios, architect for the owner, Eric Dias to consider Case No. 06BAR-00000-00135 for **final approval of a new 1 story commercial building of approximately 6,275 square feet**. No structures currently exist on the property. The proposed project will require approximately 280 cubic yards of cut, 140 cubic yards of fill, and 140 cubic yards of export. The property is a 7,000 square foot parcel zoned OT-R-14GC and shown as Assessor's Parcel Number 105-073-008, located at **155 East Clark Avenue** in the Old Town Orcutt area, Fourth Supervisorial District. (Continued from 2/2/07 and 6/29/07)

3. **07BAR-00000-00151** **Church of Jesus Christ of Latter Day Saints Alteration** **Orcutt**  
**07LUP-00000-00393** (Dana Carmichael, Planner) **Jurisdiction:-Orcutt**

Request of Harris Architecture & Design, architect for the owners, Church of Jesus Christ of Latter Day Saints, to consider Case No. 07BAR-00000-151 for **conceptual review/preliminary/final approval of the removal of the existing masonry tower to be replaced with an aluminum steeple. No additional space will be added.** The following structure currently exists on the parcel: church of approximately 21,000 square feet. The proposed project will not require grading. The property is a 4.7 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 103-070-017, located at **1219 Oak Knoll 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-00000-00032** **Rice Ranch New Development** **Orcutt**  
**TM 14,430** (John Zorovich, Planner) **Jurisdiction: DVP**

Request of Sylvia Gonzales and Laurie Tamura, agents for Rice Ranch Ventures, LLC, to consider Case No. 07BAR-00000-00032 for further **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 101-390-004, 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, 4/6/07 and 6/8/07)

5. **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 **further 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, 109-200-013, 109-200-015, and 109-200-016, located at **3400 – 3550 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 3/24/06 and 6/8/07)

6. **07BAR-00000-00179** **Hayes Family Trust Winery/Storage Building** **Lompoc**  
(No Planner Assigned) **Jurisdiction: Ridgeline-Rural**

Request of David Yum, agent for the owner, Mr. Fred Hayes, to consider Case No. 07BAR-00000-00179 for **conceptual review of a winery and storage building of approximately 1,735 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 11,000 cubic yards of cut and approximately 8,800 cubic yards of fill. The property

is a 437.17 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-150-009, located at **3000 Sweeney Canyon Road** in the Lompoc area, Third Supervisorial District.

**7. 07BAR-00000-00176 Dieberg Vineyard Santa Rita Winery Lompoc**  
**06DVP-00000-00020** (Florence Trotter-Cadena, Planner) **Jurisdiction: DVP**

Request of Steve Martin, agent for the owners, Jim and Mary Dierberg, to consider Case No. 07BAR-00000-00176 for **conceptual review/preliminary approval of an existing barn to be converted into a new winery of approximately 3,000 square feet.** The following structure currently exists on the parcel: a barn of approximately 3,000 square feet. The proposed project will require approximately 13,000 cubic yards of cut and approximately 13,000 cubic yards of fill. The property is a 136.35 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-170-048, located at **6645 East Highway 246** in the Lompoc area, Third Supervisorial District.