



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW REVISED AGENDA

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

**Meeting Date: July 28, 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

Revisions: Item #7, 06BAR-00000-00167, Will New Mixed Use Commercial Project, and Item #8, 05BAR-00000-00296, Harp Springs Monument Sign, have been added to the Standard Agenda.

- 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 July 7, 2006 will be considered.
- IV. CONSENT AGENDA (to be reviewed by Greg Ravatt and Kevin Small):**

C-1. 05BAR-00000-00129 Ellis New Mixed Use Building Orcutt
05LUP-00000-00776 (Joyce Gerber, Planner) Jurisdiction: Old Town Orcutt

Request of Glenn Ellis, owner, to consider Case No. 05BAR-00000-00129 for **final approval on consent of a new mixed use building with a commercial lower level of approximately 4,743 square feet with four upper level units. Unit A would be approximately 1,010 square feet, Units B and C approximately 1,009 square feet and Unit D approximately 1,031 square feet.** The following structures currently exist on the parcel: residence of approximately 1,000 square feet and garage of approximately 400 square feet. The proposed project will require approximately 14 cubic yards of cut and approximately 517 cubic yards of fill and a net of 503 cubic yards of import. The property is a 7,000 square foot parcel zoned OTR14/GC and shown as Assessor's Parcel Number 105-101-004, located at **330 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 06/24/05 and 08/19/05 County BAR and 07/07/06 NBAR.)

C-2. 06BAR-00000-00082 Lopez New Residence Orcutt
06LUP-00000-00436 (Joyce Gerber, Planner) Jurisdiction: Orcutt

Request of Kathy Bognuda, agent for the owner, Angel Lopez, to consider Case No. 06BAR-00000-00082 for **final approval on consent of a new residence and secondary unit with an approximately 1,887 square foot main living space, second unit of approximately 845 square feet, garage of approximately 845 square feet, porch of approximately 381 square feet and balcony of approximately 140 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 242 cubic yards of cut and approximately 242 cubic yards of fill. The property is a 6,883 square foot parcel zoned OTR-14/LC and shown as Assessor's Parcel Number 105-095-004, located at **225 Pacific Street** in the Orcutt area, Fourth Supervisorial District. (Continued from 04/14/06, 05/26/06, and 07/07/06 NBAR.)

C-3. 05BAR-00000-00034 Cisneros Additions Santa Maria
05DVP-00000-00007 (Brian Tetley, Planner) Jurisdiction: Development Plan

Request of Mr. Gil Rodriguez of PCR Design and Construction, agent for the land owner, Mr. Juan Cisneros, Better Cooling, to consider Case No. 05BAR-00000-00034 for **final approval on consent of a proposed agricultural cooler addition of approximately 13,650 square feet, box storage warehouse of approximately 24,000 square feet, shade canopy of approximately 7,000 square feet, 8 foot-tall CMU wall, and screening landscaping.** The following structure currently exists on the parcel: produce cooling facility of approximately 13,650 square feet. The proposed project will require approximately 766 cubic yards of cut and approximately 339 cubic yards of fill. The property is a 20 acre parcel zone U and shown as Assessor's Parcel Number 129-010-035, located at **2780 Telephone Road**, in the Santa Maria area, Fifth Supervisorial District. (Continued from 04/08/05 SBAR and 03/24/06 and 07/07/06 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 (John Zorovich, Planner) **Jurisdiction: DVP**

Request of Tom B. Martinez, architect for the owner, Dr. Tom Ponto to consider Case No. 06BAR-00000-00069 for **final approval of a four 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 and 06/16/06 NBAR.)

2. **06BAR-00000-00141 Al & Laura Dias New Development Orcutt**
06PRE-00000-00010 (Adam Baughman, Planner) **Jurisdiction: Old Orcutt**

Request of Gil Palacios architect for the owners, Al and Laura Dias, to consider Case No. 06BAR-00000-00141 for **conceptual review of a new 2-story commercial building of approximately 12,100 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 800 cubic yards of cut, approximately 1100 cubic yards of fill. The property is a 7,500 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-073-009, located at **153 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 10:00 A. M

3. **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 **final 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 05/05/06, 05/26/06, 06/16/06, and 07/07/06 NBAR.)

4. **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 01/9/04, 01/30/04 and 03/26/04 County BAR under 03BAR-00000-00352 and 03/24/06, 05/05/06, 05/26/06, and 07/07/06 NBAR under 06BAR-00000-00063.)

The Representatives of the following items should be in attendance at this NBAR Meeting by 1:00 P.M. in the Board of Supervisors' conference room adjacent to the hearing room.

5. **06BAR-00000-00137** **Tinch New Addition** **Orcutt**
06LUP-00000-00581(Joyce Gerber, Planner) **Jurisdiction: Orcutt**

Request of Greg Soto, architect for the owner, Chuck Tinch, to consider Case No. 06BAR-00000-00137 for **further conceptual review/preliminary/final approval of a new, approximately 4,244 square foot, two-story commercial building and an approximately 441 square foot addition.** The following structure currently exists on the parcel: 960 square foot commercial building. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-101-006, located at **350 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 07/07/06 NBAR.)

6. **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/preliminary approval 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 05/05/06 and 06/16/06 NBAR.)

The Representatives of the following items should be in attendance at this NBAR Meeting by 2:00 P. M.

7. **06BAR-00000-00167 Will New Mixed Use Commercial Project Orcutt**
(No Planner assigned) **Jurisdiction: Orcutt**

Request of Ms. Laurie Tamura, agent for the owner, John J. Will Family LP, to consider Case No. 06BAR-00000-00167 for **conceptual review of a new mixed use commercial project as follows: Building A: approximately 24,646 square feet; Building B: approximately 14,974 square feet; Building C: approximately 7,194 square feet; and Building D: approximately 35, 166 square feet for a total of 81,980 square feet.** The following structures currently exist on the parcel: restaurant of approximately 1,456 square feet; florist shop of approximately 740 square feet; office building of approximately 22,980 square feet; and eight light industrial buildings of approximately 17,762 square feet for a total of 42,938 square feet. The proposed project will require approximately 10,000 cubic yards of cut and approximately 8,000 cubic yards of fill. The property is a 7.8 acre parcel zoned OT-R14/GC and shown as Assessor's Parcel Numbers 105-091-001 and 105-091-006, located at **200 Block of South Broadway Street** in the Orcutt area, Fourth Supervisorial District.

8. **05BAR-00000-00296 Harps Springs Monument Signs Orcutt**
TM 14, 478/05CUP-00000-00078 (Joyce Gerber, Planner) **Jurisdiction: Signage**

Request of Capital Pacific Homes, agent for the owner, Harpstone Partnership, to consider Case No. 05BAR-00000-00296 for **preliminary approval of a primary monument sign of approximately 40 square feet and a secondary monument sign of approximately 20 square feet.** No structures currently exist on the parcel. No grading is associated with this project. The property is a 20 acre parcel zoned PRD and shown as Assessor's Parcel Number 103-200-026, located at **Harp Springs Road** in the Orcutt area, Fourth Supervisorial District.
(Continued from 01/27/06 NBAR.)