



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: August 18, 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**

- 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 28 will be considered.

IV. CONSENT AGENDA (Consent will be reviewed by Greg Ravatt and Kevin Small):

The Representatives of the following items should be in attendance at this NBAR Meeting by 8:30 A. M.

C-1. 05BAR-00000-00293 Acorn Plaza Shopping Center Exterior Remodel Orcutt
05LUP-00000-01378 (Steve Rodriguez, Planner) Jurisdiction: Orcutt

Request of Urban Planning Concepts, agent for the owner, Inland Pacific Builders, to consider Case No. 05BAR-00000-00293 for **final approval on consent of an exterior remodel of the existing Acorn Plaza Shopping Center.** The following structures currently exist on the parcel: two structures of approximately 31,090 and 28,730 square feet, landscaping and parking. The proposed project will not require grading. The property is a 15.5 acre parcel zoned SC and shown as Assessor's Parcel Numbers 103-334-032, -033 located at **4869 S. Bradley Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/16/05 SBAR; 1/27/06, and 2/10/06, 03/03/06, 05/26/06, and 07/07/06 NBAR.)

C-2. 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 **final approval on consent 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 and 07/28/06 NBAR.)

C-3. 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.)

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-00000-00137 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 and 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.)
- 2. 06BAR-00000-00199 Terrace Ranch Orcutt**
TM 14,330 (John Zorovich, Planner) **Jurisdiction: Development Plan**

Request of Eileen Dickey, developer for A.G. Spanish Oaks, LLC, to consider Case No. 06BAR-00000-00199 for **conceptual review of 17 new single family residences between approximately 1,339 and 2,845 square feet each.** The following four structures currently exist on the parcel as follows: an approximately 1,500 square foot house, an approximately 1,500 square foot garage, an approximately 700 square foot carport, and an approximately 3,500 square foot apartment building. The proposed project will require approximately 14,813 cubic yards of cut and approximately 10,965 cubic yards of fill. The property is a 5.39 acre parcel zoned single family DR3.3 and shown as Assessor's Parcel Number 129-280-021, located at **5320 and 5330 Stillwell 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.

- 3. 06BAR-00000-00200 Larwin Pole Sign Orcutt**
06SCC-00000-00011 (John Zorovich, Planner) **Jurisdiction: Signage**

Request of Outdoor Dimensions, agent for the Larwin Company, to consider Case No. 06BAR-00000-00200 for **conceptual review and preliminary/final approval of a pole sign of approximately 12 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 1.10 acre parcel zoned C-2 and shown as Assessor's Parcel Number 103-750-038, located at **southeast corner of Stillwell Road and Clark Avenue** in the Orcutt area, Fourth Supervisorial District.
- 4. 06BAR-00000-00165 English-Joseph Mixed-Use Project Orcutt**
05SPP-00000-00002 (Adam Baughman, Planner) **Jurisdiction: Orcutt**

Request of Coker Ellsworth, agent for English-Joseph Property Investments, to consider Case No. 06BAR-00000-00165 for **conceptual review of a commercial/residential mixed-use project of approximately 98,806 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 34,760 cubic yards of cut, approximately 37,820 cubic yards of fill and approximately 3,060 of import. The property is a 4.3 acre parcel

zoned C-2 and shown as Assessor's Parcel Number 103-181-006, located at **250 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

<p style="text-align: center;">The Representatives of the following items should be in attendance at this NBAR Meeting by 10:45 A. M.</p>
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5.	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 and preliminary approval of: 1) single family homes - seven separate models (new construction) of approximately 1,920 square feet to 2,704 square feet each; 2) project landscaping; and 3) the Lighting Plan.** 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.)