



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

**Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 934-6250**

**Meeting Date: September 29, 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	Yesenia Valero, 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. MINUTES:** The Minutes of September 8, 2006 will be considered.
- III. CONSENT AGENDA:**

The Representatives of the following items should be in attendance at this NBAR Meeting by 8:45 A. M.

C-1. 06BAR-00000-00200 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 **preliminary/final approval on consent 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. (Continued from 8/18/06 NBAR)

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

VII. BOARD OF ARCHITECTURAL REVIEW PACKET DISCUSSION

VIII. STANDARD AGENDA:

The Representatives of the following items should be in attendance at this NBAR Meeting by 9:30 A. M.

1. 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 **preliminary approval 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. (Continued from 8/18/06 NBAR)

2. **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 **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, 06/16/06, and 8/18/06 NBAR.)

The Representatives of the following items should be in attendance at this NBAR Meeting by 11:00 A. M.

3. **06BAR-00000-00238 McMahan Covered Porch Orcutt**
06LUP-00000-00852 (Kim Probert, Planner) **Jurisdiction: Orcutt**

Request of Thomas McMahan, owner, to consider Case No. 06BAR-00000-00238 for **conceptual review and preliminary/final approval of a covered porch of approximately 144 square feet.** The following structures currently exist on the parcel: residence of approximately 800 square feet with detached garage of approximately 300 square feet. The proposed project will not require grading. The property is a 3,750 square foot parcel zoned OT-R/LC and shown as Assessor's Parcel Number 105-094-007, located at **225 Union Avenue** in the Orcutt area, Fourth Supervisorial District.

4. **06BAR-00000-00217 Village Gas Inc. Alteration of Service Station Lompoc**
06LUP-00000-00787 (Jeanne Bozzano, Planner) **Jurisdiction: Commercial**

Request of Roman Ponce, agent for the owner, Joe Singh, to consider Case No. 06BAR-00000-00217 for **conceptual review and preliminary approval of a conversion of existing service bays and service repair shop to a mini-mart; this interior remodel is approximately 1,248 square feet.** The following structures currently exist on the parcel: bays of approximately 1,614.81 square feet and tire shed of approximately 36 square feet. The proposed project will not require grading. The property is a 27,398 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 097-371-027, located at **3705 Constellation Road** in the Lompoc area, Third Supervisorial District. (Continued from 9/8/06 NBAR)

5. **06BAR-00000-00063** **Old Mill Run Development** **Orcutt**
06MPC-00000-00001 (Jeanne Bozzano, Planner) **Jurisdiction: Development Plan**

Request of Steven Appleton, agent for Capital Pacific Homes, to consider Case No. 06BAR-00000-00063 (formerly 03BAR-00000-00352) for **final 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, 7/28/06, and 9/08/06 NBAR under 06BAR-00000-00063)