



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: October 20, 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. AGENDA STATUS REPORT:**
- III. MINUTES:** The Minutes of September 29, 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-00000-00063 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 on consent 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, 07/07/06, 7/28/06, 9/08/06 and 9/29/06NBAR under 06BAR-00000-00063)

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-00000-00211 Chevron Products Company Monument Signs Santa Maria
06SCC-00000-00012 (Joyce Gerber, Planner) Jurisdiction: Signage

Request of Tam Fenner, agent for the owners, Chevron Products Company, to consider Case No. 06BAR-00000-00211 for **conceptual review/preliminary approval of two monument signs with 107 total square feet, canopy with two walls of 25.50 total square feet and a building with two walls of approximately 25.50 total square feet.** The following structures currently exist on the parcel: fueling canopy of approximately 4,230 square feet and mini market of approximately 925 square feet. The proposed project will not require grading. The property is a 1.42 acre parcel zoned CN and shown as Assessor's Parcel Number 109-200-032, located at **3580 Santa Maria Way** in the Santa Maria area, Fifth Supervisorial District (Continued from 9/8/06 NBAR.)

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

3. 06BAR-00000-00248 Conoco Phillips Pole Sign Lompoc
(No planner assigned) Jurisdiction: Signage

Request of Dan Popa, architect for the owner, Conoco Phillips, to consider Case No. 06BAR-00000-00248 for **conceptual review of replacement of a pole sign of approximately 65 square feet and refacing of two wall signs.** The following structures currently exist on the parcel: service station and two fuel canopies of approximately 65 square feet. The proposed project will not require grading. The property is a 19,895 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 097-371-027, located at **3705 Constellation Rd.** in the Lompoc area, Third 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 for conversion of existing service bays and service repair shop to a mini-mart; this includes both an interior and exterior remodel of 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 9/29/06 NBAR)

The Representatives of the following items should be in attendance at this NBAR Meeting by 10:30 A. M.

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 **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, 8/18/06 and 9/29/06 NBAR.)