



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

**Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 394-6250**

**Meeting Date: November 17, 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.
-

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 October 20, 2006 will be considered.

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

- C-1. **06BAR-00000-00238** **McMahon Covered Porch** **Orcutt**
06LUP-00000-00852 (Kim Probert, Planner) **Jurisdiction: Orcutt**

Request of Thomas McMahon, owner, to consider Case No. 06BAR-00000-00238 for **final on consent 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. (Continued from 9/29/06 CBAR)

IV. **NBAR MEMBERS INFORMATIONAL BRIEFINGS:**

V. **STAFF UPDATE:**

VI. **STANDARD AGENDA:**

The Representatives of the following items should be in attendance at this NBAR Meeting by 9:00 A. M.

1. **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 and 10/20/06 NBAR)

2. **05BAR-00000-00137** **Rancho La Vina Corporation** **Lompoc**
06LUP-00000-00496 (Jeanne Bozzano, Planner) **Ridgeline: Rural**

Request of R. Deming Isaacson, architect for the owner, Rancho La Vina Corporation, to consider Case No. 05BAR-00000-00137 for **preliminary / final approval of a new winery of approximately 20,000 square feet**. The following structures currently exist on the parcel: a main residence of approximately 2,500 square feet, farm employee dwelling approximately 3888 square feet for the future winemaker, the additional farm employee dwellings of approximately 1,168 square feet, 1056 square feet and 1416 square feet, employee garage of approximately 800 square feet, office of approximately 500 square feet, walnut dehydrator of approximately 3,200 square feet, north equipment shed/shop of approximately 1,840 square feet, east equipment shed of approximately 1,560 square feet, south equipment shed of approximately 1,760 square feet, granary of approximately 432 square feet, horse barn of approximately 1,088 square feet and northeast flat barn of approximately 1924 square feet. Grading for the project will balance overexcavation and recompaction. The property is

a 517.41 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 083-300-026, located at **4455 Santa Rosa Road** in the Lompoc area, Fourth Supervisorial District. (Continued from 6/10/05 County BAR)

3. 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/final 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: 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 and 9/29/06 NBAR)

The Representatives of the following items should be in attendance at this NBAR Meeting by 10:00 A. M.

4. 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) project landscaping; and 2) 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 9/29/06 and 10/20/06 NBAR.)

5. 06BAR-00000-00255 Sims Single Family Dwelling Addition Orcutt
06LUP-00000-00918 (Dana Carmichael, Planner) **Jurisdiction: Orcutt**

Request of Robert Arredondo, architect for the owners, Doug and Jill Sims, to consider Case No. 06BAR-00000-00255 for **conceptual review and preliminary/final approval of construction of a 926 square feet master bedroom suite consisting of a new master bedroom, master bathroom, walk-in closet, and new laundry room.** Access is shown through a new hallway. Interior re-model. The proposed project will not require grading. The property is a 0.68 acre parcel zoned DR-1.0 and shown as Assessor's Parcel Number 105-370-005, located at **6030 Elkhorn Lane** in the Santa Maria area, Fourth Supervisorial District.

6. 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 **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 8/18/06, and 10/20/06 NBAR.)

<p style="text-align: center;">The Representatives of the following items should be in attendance at this NBAR Meeting by 11:00 A. M.</p>
--

7. **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 **preliminary/ final 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 and 10/20/06 NBAR.)
8. **06BAR-00000-00277 Enstad Mural Orcutt**
(Florence Trotter-Cadena, Planner) **Jurisdiction: N/A**
- Request of Berto VanVeen, agent for the owner, Paul Enstad, to consider Case No. 06BAR-00000-00277 for **final approval of: a mural on the side of OTORA office building of approximately 12 feet high.** The following structure currently exist on the parcel: OTORA office of approximately 600 square feet. The proposed project will not require grading. The property is a 3,200 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-092-002, located **120 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.
9. **06BAR-00000-00271 Lebard Commercial Development Orcutt**
06LUP-00000-00982 (Dana Carmichael, Planner) **Jurisdiction: Commercial**
- Request of William De Leenher, designer for the owner, Steve LeBard, to consider Case No. 06BAR-00000-00271 for **conceptual review for construction of two retail commercial buildings consisting of 7,771 square feet and grading consisting of 650 cubic yard of cut, 1,200 cubic yard of fill and importation of 550 cubic yards.** Public improvements to include sidewalks, curbs and gutters, a mural, 20 parking spaces, a median separating the parking area from the street, container plants, street trees, western style fencing, and landscaping. The property is a 1.25 acre parcel zoned OT-GC and shown as Assessor's Parcel Number 105-020-041, located at the corner of **Clark Avenue and Foxenwood Lane** in the Santa Maria area, Fourth Supervisorial District.