



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: December 8, 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

Revisions: Item #7, 06BAR-00000-00215, Gloria Dei Lutheran Church Addition has 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 November 17, 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-00000-00248** **Conoco Phillips Pole Sign** **Lompoc**
06SCC-00000-00015 (Jeanne Bozzano, Planner) **Jurisdiction: Signage**

Request of Dan Popa, architect for the owner, Conoco Phillips, to consider Case No. 06BAR-00000-00248 for **preliminary/final approval on consent 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. (Continued from 10/20/06)

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 9:10 A. M.

1. **05BAR-00000-00312** **Conoco Philips Modification for Pole Sign** **Santa Maria**
05LUP-00000-01319 (Joyce Gerber, Planner) **Jurisdiction: Signage**

Request of A & S Engineering, agent for the owners, Conoco Philips, to consider Case No. 05BAR-00000-00312 for **preliminary/final review of removal of an existing pole sign and replacement with new monument sign; replacement of price sign; and installation of new canopy sign and fascia.** The following structures currently exist on the parcel: an existing service station and gasoline pump islands. The proposed project will not require grading. The property is a 0.56 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-010, located at 1101 E. Clark Avenue in the Santa Maria area, Fourth Supervisorial District.
(Continued from 1/27/06)

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 **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, 10/20/06 and 11/17/2006)

3. 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 **final approval of: 1) project landscaping; and 2) architectural plans.** 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, 10/20/06, 11/17/06)

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

4. 06BAR-00000-00163 Orcutt Village Marketplace Orcutt
06DVP-00000-00008 (John Zorovich, Planner) Jurisdiction: Commercial
06CUP-00000-00037
06TPM-00000-0017

Request of Laurel Perez, agent for the owners, Ben Nikafarjam and Samir Patel to consider Case No. 06BAR-00000-00163 and 06BAR-00000-00164 for **conceptual review of a mixed-use shopping center consisting of approximately 316,000 square feet of development including a grocery store, gas station/car wash, 3-story hotel, drive through pharmacy, 3-story residential apartment building, drive through restaurant and other retail stores.** There are no structures currently on the parcel. The proposed project will require approximately 95,300 cubic yards of cut and approximately 111,219 cubic yards of fill. The property is a 24.6 acre parcel zoned C-2 and shown as Assessor's Parcel Number 129-120-024, located at **the northwest corner of the Clark Avenue / Highway 101 intersection known as Key Site #1** in the Orcutt area, Fourth Supervisorial District.

The Representatives of the following items should be in attendance at this NBAR Meeting by 11:10 A. M.

5. 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 **preliminary/final approval 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. (Continued from 11/17/06)

6. **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 **final 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, 10/20/06 and 11/17/06)

7. **06BAR-00000-00215** **Gloria Dei Lutheran Church Addition** **Santa Maria**
06CUP-00000-00053 (Joyce Gerber, planner) **Jurisdiction: Zone Dist. Req. (DR)**

Request of Charles Cebulla, architect for the owner, Pastor Greg Kintzi, to consider Case No. 06-BAR-00217 for **conceptual review/preliminary approval of addition to existing church building of approximately 5,525 square feet.** The following structures currently exist on the parcel: church assembly of approximately 4,780 square feet. The proposed will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 2.97 acre parcel zoned DR and shown as Assessor's Parcel Number 107-250-015, located at **4380 Orcutt Road** in the Santa Maria area, Fifth Supervisorial District (continued from 9/8/06).