



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA

Hearing of February 27, 2008
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
C.J. JACKSON	3rd District, Chair	123 East Anapamu Street
JOE H. VALENCIA	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Vice Chair	(805) 568-2000 (Planning & Development)

REMOTE TESTIMONY: *Persons may address the Planning Commission by using the remote video testimony system located at the Betteravia Government Center, Board of Supervisors' Conference Room, 511 East Lakeside Parkway, Santa Maria.*

Items will be heard in the order listed on the agenda unless the Planning Commission changes the order of the agenda or the item is to be continued. Estimated discussion times allocated for each project are shown following the project descriptions. These estimated times are approximate. At 9:00 a.m., during the Agenda Status Report, the Planning Commission will determine which items will be continued. Applicants/Agents are expected to be present to represent their items when they come up on the agenda. In the absence of representation the Commission will decide whether to continue it to a future date. A fee must be paid for a Planning Commission hearing continuance requested by the applicant. Please call your planner or accounting at (805) 568-2003 to determine the amount due. Upon receipt of the fee a hearing date will be scheduled. Any questions pertaining to individual projects should be directed to the designated planner.

Written comments are welcome. All letters should be addressed to the Santa Barbara County Planning Commission, 123 East Anapamu Street, Santa Barbara, CA 93101. Letters, with nine copies, should be filed with the secretary of the Planning Commission no later than 12:00 P.M. on the Monday before the Planning Commission hearing. The decision to accept late materials will be at the discretion of the Planning Commission.

The Planning Commission Chairperson will announce when public testimony can be given for the applications on the agenda. Please be aware that the Commission will consider testimony on both the project and the related environmental document. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate on the speaker slips and in your testimony which portion of the project you will be addressing in your comments.

Photos, slides, videos, models or other physical items presented as evidence during a hearing shall be retained by the Hearing Support Staff until the expiration of all applicable appeal periods.

If you challenge the projects 07TEX-00000-00020, 07PRE-00000-00014, TM 14,532, 07RMM-00000-00006, 07LLA-00000-00011, 05LLA-00000-00009, 06RZN-00000-00008 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence to the Planning Commission at, or prior to the public hearing, Government Code Section 65009.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements.

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBT) Channel 20 at 9:00 A.M. in the South Coast, Lompoc, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of Planning Commission Hearings are on Fridays at 5:00 P.M. on CSBT Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** *by Jessica Opland.*
- III. **ROLL CALL:** *by Jessica Opland.*

- IV. **AGENDA STATUS REPORT:** *by Dianne M. Black.*
- V. **PROJECTION REPORT:** *by Dianne M. Black.*
- VI. **PUBLIC COMMENT:** *Public Comment period is set aside to allow public testimony on items **not** on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair. Total time allocated for public comment is 15 minutes.*
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** *Individual Commissioners may present brief reports on planning issues, such as seminars, meetings and literature that would be of interest to the public and/or Commission, as a whole.*
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** *(1) Status of active projects. (2) Report on progress for projects in construction phase. (3) General Planning Issues.*
- IX. **MINUTES:** The Minutes of February 6, 2008, February 8, 2008 and February 13, 2008 will be considered.
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY**
- XI. **CONSENT AGENDA ITEMS AND PROCEDURE:** *These projects routinely do not require applicant presentations, staff reports, or extensive public comment. Applicants should be present. The public is invited to comment if they wish.*

C-1.	07TEX-00000-00020	Vintage Ranch Time Extension	Orcutt
	Addendum 15162 & CEQA Section 15162	Gary Kaiser, Supervising Planner (805) 934-6259 John Zorovich, Planner (805) 934-6297	

Hearing on the request of Jon Martin, to consider Case No. 07TEX-00000-00020 [application filed on November 29, 2007] for a two year time extension to March 9, 2010 for Case No. TM 14,556 in compliance with County Code Chapter 21, on property zoned PRD; and to accept 95-EIR-001 and the addendum 15164 to 95-EIR-001 as adequate environmental review for the project pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The Addendum and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Santa Barbara, CA 93455. The application involves AP No. 101-010-002, located at the terminus of Stubblefield Road, in the Orcutt area, Fourth Supervisorial District.

XII. **CONCEPTUAL REVIEW:**

CR-1.	07PRE-00000-00014	State Street Hotel	Santa Barbara
		Anne Almy, Supervising Planner (805) 568-2053 Holly Bradbury, Planner (805) 568-3577	

Hearing on the request of the Steve Welton, Suzanne Elledge Planning and Permitting Services, for Conceptual Review of Case No. 07PRE-00000-00014 [application filed on August 30, 2007] for initial input on a new four-story hotel of approximately 62,019 square feet with 106 rooms, and a partially subterranean two-story garage of approximately 42,803 square feet with 118 parking spaces. The project would include roof deck, outdoor pool, and limited kitchen service. Due to the conceptual nature of the pre-application, a quantitative assessment of necessary grading activities has not been established. The following structures currently exist on the parcel: Hope Inn Motel and small cottages. The project includes two contiguous parcels; the larger of the two measures 33,540 square feet zoned C-2/C-3 and shown as AP No. 061-110-009, located at 4111 State Street in the Santa Barbara area, Second Supervisorial District; the smaller of the two measures 5,532 square feet zoned C-3 and shown as AP No.

061-110-008, located at 4119 State Street in the Santa Barbara area, Second Supervisorial District. (Estimated Time: 1.5 hours)

XIII. STANDARD AGENDA:

TM 14,532

- 1. 07RMM-00000-00006 Old Mill Run Recorded Map Modification Orcutt**
CEQA Section 15270 Gary Kaiser, Supervising Planner (805) 934-6259
Dana Carmichael, Planner (805) 934-6266

Hearing on the request of Jay Higgins of Capital Pacific Homes, to consider Case No. 07RMM-00000-00006, [application filed on April 13, 2007] to modify Condition # 69 for TM 14,532 in the DR 3.3 zone district under Section 35.23.060 of the Land Use Development Code. The application involves AP No. 105-020-046, located on the corner of Blosser Drive and Old Mill Road, in the Orcutt area, Fourth Supervisorial District. (Continued from 02/13/08) (Estimated Time: 1 hour)

- 2. 07LLA-00000-00011 Calprop/Hoctor Lot Line Adjustment Summerland**
Exempt, CEQA Section 15305(a) Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Jessica Kinnahan, agent for the owners, to consider Case No. 07LLA-00000-00011, [application filed on October 2, 2007] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between two lots of 3.01 gross acres and 17.25 gross acres to reconfigure into two lots of 10.01 acres and 10.25 acres, on property located in the 3-E-1 zone; and to accept the Exemption pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 005-260-009 & 005-260-011, located at 2825 & 2781 Padaro Lane, in the Summerland area, First Supervisorial District. (Estimated Time: 30 mins.)

- 3. 05LLA-00000-00009 Melliar-Smith/Moser Lot**
06RZN-00000-00008 Line Adjustment and Rezone Goleta
Exempt, CEQA Sections 15305(a) & 15061(b)3 June Pujo, Supervising Planner (805) 568-2056
Selena Buoni, Planner (805) 568-2910

Hearing on the request of Michael Melliar-Smith and Louise Moser to consider the following:

- a) **06RZN-00000-00008** [application filed on November 1, 2006] to rezone both parcels from General Agriculture, 100-acre minimum lot area (100-AG) under Zoning Ordinance No. 661 to Agriculture II, 100-acre minimum lot area (AG-II-100) under the County Land Use and Development Code;
- b) **05LLA-00000-00009** [application filed on June 1, 2005] for a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust the existing lot lines between Assessor's Parcel Numbers 081-040-047 and 081-040-049, to reconfigure into one lot of 20.00 acres and one lot of 44.20 acres, on property located in the 100-AG zone under Ordinance 661;

and to accept the Exemption pursuant to Section 15305(a) and 15061(b)3 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 081-040-047 and 081-040-049, located at 2375 Refugio Road in the Goleta area, Third Supervisorial District. (Estimated Time: 1 hour)

4. **SB 18 Tribal Consultation Briefing** **Countywide**
Dianne Black, Director, Development Services (805) 568-2000
John McInnes, Director, Long Range Planning (805) 568-3552
Derek Johnson, Deputy Director, Long Range Planning (805) 568-2072

Hearing on the request of County Staff that the County Planning Commission receive a briefing regarding Senate Bill #18 which requires cities and counties to notify and consult with California Native American Tribes about proposals to adopt or amend general plans and specific plans. (Estimated Time: 1 hour)

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org

Dianne M. Black
Secretary to the Planning Commission