



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of January 9, 2008
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
CECILIA BROWN	2nd District	Betteravia Government Center
C.J. JACKSON	3rd District, Chair	511 East Lakeside Parkway
JOE H. VALENCIA	4th District	Santa Maria, CA 93455
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 Engineering Building, Room 17, Planning Commission Hearing Room, 123 East Anapamu Street, Santa Barbara.

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 the 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 David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director.
- X. **CONCEPTUAL REVIEW:**

CR-1. 07PRE-00000-00013 **Hunter/La Purisima Resort** **Cebada Canyon**
Alice McCurdy, Supervising Planner (805) 934-6256
Nathan Eady, Planner (805) 934-6261

Request of Mr. Ken Marshall, agent for Ken Hunter, property owner and applicant, for Conceptual Review by the Planning Commission of the Hunter/La Purisima Resort Pre-Application project (07PRE-00000-00013) [application filed on August 28, 2007]. This conceptual project would require approval of General Plan Amendments, Rezone, and a Development Plan. Specifically, the General Plan Amendments would include a change in land use designation from Agriculture to Resort/Visitor Serving Commercial; and several text amendments. The proposed development includes an 80 room hotel/resort with an approximately 4,400 square foot restaurant and a 3,240 square foot

spa facility, and 85 clustered casitas (fractional or wholly owned residential units) that would be detached from the main resort. The project involves three valid legal parcels totaling approximately 306.2 acres, known as APNs: 099-131-008, 099-131-009, and 099-131-010; which are commonly known as 3455 East Highway 246. The site is located approximately one mile east of the intersection of Purisima Road and Highway 246 and approximately 3 miles east of the City of Lompoc, in the Cebada Canyon area, Fourth Supervisorial District. The project site includes an existing recreational facility known as La Purisima Golf Course and all three subject parcels are currently zoned 100-AG.
(Continued from 11/28/07)

ACTION: Conceptual Review only, therefore no action was taken. The Commission made the following comments on the project:

Commissioner Valencia:

- **This area needs a Community Plan but there is no money for such a plan. Therefore, good projects should be able to move forward until the County can devote the time and money to a Community Plan for the Lompoc Area.**
- **This is a difficult project with lots of issues, but this is a terrific project and should move forward.**

Commissioner Blough:

- **This is a terrific project that needs to move forward.**
- **The [future] traffic study should incorporate shared use of the resort and golf course; it should not double count visitors traveling to the premises to utilize both facilities.**
- **Staff should amend the Comprehensive Plan language in a manner which allows the La Purisima Resort project to move forward without setting a precedent which allows a significant change in land use.**
- **Work force housing should be provided as part of the project if the applicant feels it is necessary.**
- **The project should require visitors to the time share units to pay Transient Occupancy Tax.**

Commissioner Brown:

- **This project represents piecemeal planning; this area needs a Community Plan.**
- **The project presents concerns about changing agricultural land use designations to commercial.**
- **The project should incorporate work force housing; instead the project proposes more high-end housing which the County does not need.**
- **The project does not incorporate any sustainable measures or infrastructure.**
- **The project should not incorporate white plaster which has a high-contrast with the surrounding hills.**

- **This project would urbanize a Rural Area; Urban uses belong in Urban areas. A project proposing just housing might be approvable but not this project.**

Commissioner Jackson:

- **Moved by the applicant's effort to communicate with members of the public who would be affected by the project.**
- **Not confident that a Community Plan is coming forward for this area of the County.**
- **This project should move forward with thorough environmental and planning review.**
- **Issues such as land use, circulation, and other environmental issues should be carefully evaluated.**

Commissioner Cooney:

- **Commissioner Cooney recused himself from any proceedings related to the project.**

The above statements represent an abbreviated selection of Planning Commission commentary; for a complete record of the hearing contact Planning and Development staff and a digital video disc can be provided.

XI. STANDARD AGENDA:

- TPM 14,720**
- | | | |
|-----------------------------|--|----------------|
| 1. 06TPM-00000-00028 | Higgins/Martino Tentative Parcel Map | Solvang |
| 07NGD-00000-00035 | Gary Kaiser, Supervising Planner (805) 934-6259
Dana Carmichael, Planner (805) 934-6266 | |

Hearing on the request of John Stahl, agent for John Higgins and Cathleen Martino, owners, to consider Case No. 06TPM-00000-00028, [application filed on November 17, 2006] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 10.02 acres into 2 lots of 5.01 acres and 5.00 acres, on property zoned AG-I-5 under Section 35.21 of the Santa Barbara County Land Use and Development Code; and to approve the Negative Declaration (07NGD-00000-00035) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Noise, Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The ND is also available for review at the Santa Maria Public Library, 420 S. Broadway, Santa Maria, CA 93454. The application involves AP No. 137-081-012, located at 1683 Alamo Pintado Road, in the Solvang area, Third Supervisorial District.

ACTION: Approved the project, with revisions to the conditions of approval.

Cooney/Brown

Vote: 5-0

10 day appeal period; fee required.

- | | | | |
|-----------|---|---|-------------------|
| 3. | 07TPM-00000-00002
07CUP-00000-00006
<hr/> 07NGD-00000-00016 | Ebejer Tentative Parcel Map
and Conditional Use Permit
<hr/> Alice McCurdy, Supervising Planner (805) 934-6256
Nathan Eady, Planner (805) 934-6261 | Los Olivos |
|-----------|---|---|-------------------|

Hearing on the request of Sid Goldstien, agent for the applicants, Dennis and Cynthia Ebejer, to consider the following:

- a) **07TPM-00000-00002** [application filed on January 25, 2007] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide an existing 2.55 acre parcel into two lots of 1.27 acres (Parcel A) and 1.28 acres (Parcel B);
- b) **07CUP-00000-00006** [application filed on January 25, 2007] for approval of a Conditional Use Permit to allow the construction of a septic system, within the Special Problems Area of Los Olivos, on property zoned 1-E-1 in compliance with Section 35.82.060 of the County Land Use and Development Code;

and to approve the Mitigated Negative Declaration (07NGD-00000-00016) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Noise, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara (or 624 W. Foster Rd., Santa Maria). The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP No. 135-240-078, located at 2461 Grand Avenue, in the Los Olivos area, Third Supervisorial District.

ACTION: Approved the project, with revisions to the conditions of approval.

Jackson/Brown

Vote: 5-0

10 day appeal period; fee required.

- | | | | |
|-----------|---|---|-------------------|
| 4. | 05LLA-00000-00016
<hr/> 07NGD-00000-00039 | Herthel "4" Lot Line Adjustment
<hr/> John Karamitsos, Supervising Planner (805) 934-6255
Joyce Gerber, Planner (805) 934-6265 | Los Olivos |
|-----------|---|---|-------------------|

Hearing on the request of Tish Beltranena, agent for Douglas Herthel, owner, to consider Case No. 05LLA-00000-00016, [application filed on October 19, 2005] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between four lots of 1.1 gross/net, 0.79 gross/net, 10.56 gross/9.71 net and 0.53 gross net acres to reconfigure into four lots of 3.24 gross/3.03 net, 3.24 gross/ 3.03 net, 3.25 gross/3.04 net and 3.25 gross/3.04 net acres, on property located in the 15-R-1 and 20-R-1 Zones, and to approve the Negative Declaration (07NGD-00000-00039) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable impacts on the environment are anticipated in the following categories: Aesthetics/Visual Impacts, Archaeological Impacts, Biological Impacts, and Noise. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP Nos. 135-180-007 and 135-200-004 located on Grand Avenue in the Los Olivos area, Third Supervisorial District.

ACTION: Approved the project, with revisions to the conditions of approval.

Cooney/Blough

Vote: 5-0

10 day appeal period; fee required.

5. Process Improvement Workshop Countywide
Dianne Black, Director, Development Services (805) 568-2000

Hearing on the request of County staff that the County Planning Commission review and give direction on proposed revisions to Chapter 35.76 - Road Naming and Address Numbering, Chapter 35.84 - Post Approval Procedures, Article 35.2 - Zones and Allowable Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, and Article V of Chapter 2 of the County Code, relating to shifting permit reviews for certain applications. (Continued from 1/02/08)

ACTION: Briefing was presented by Dianne M. Black and Pat Saley. No action was taken.

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