



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of January 11, 2017
9:00 a.m.

C. MICHAEL COONEY 1st District, Chair
CECILIA BROWN 2nd District
MARELL BROOKS 3rd District
LARRY FERINI 4th District
DANIEL BLOUGH 5th District, Vice-Chair

County of Santa Barbara
Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBTv) 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 CSBTv Channel 20. This hearing will also be streamed live on CSBTv's website at <https://www.countyofsb.org/ceo/csbtv/livestream.sbc> and digitally archived at <http://www.countyofsb.org/ceo/csbtv/archives.sbc>*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Lia Graham.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **ELECTION OF THE 2017 PLANNING COMMISSION CHAIR AND VICE CHAIR**

ACTION: Elected Commissioner Cooney as the 2017 Planning Commission Chair.

Blough/Brown Vote: 5-0

ACTION: Elected Commissioner Blough as the 2017 Planning Commission Vice- Chair.

Brown/Cooney Vote: 5-0
- V. **APPOINTMENT OF THE 2017 PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**

ACTION: Appointed Dianne Black as the 2017 Planning Commission Secretary.

Blough/Brown Vote: 5-0

ACTION: Appointed David Villalobos as the 2017 Planning Commission Recording Secretary.

Blough/Brown Vote: 5-0
- VI. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VII. **PROJECTION REPORT:** by Dianne M. Black.
- VIII. **PUBLIC COMMENT:** None.

IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.

X. **MINUTES:** The Minutes of December 7, 2016 and December 14, 2016 were considered as follows:

ACTION: Approved the Minutes of December 7, 2016.

Brown/Blough Vote: 5-0

ACTION: Approved the Minutes of December 14, 2016.

Blough/Brown Vote: 5-0

XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.

XII. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1. **16GOV-00000-00006 County Right-of-Way Government Code Conformity Summerland**

Alex Tuttle, Supervising Planner (805) 884-6844
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Don Grady, agent for General Services Department, Office of Real Estate Services, to consider case number 16GOV-00000-00006, [application filed on December 9, 2016], for a determination that disposition of real property and an associated acceptance of a road easement conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code Section 65402(a). This real property includes portions of Rights-of-way along Lillie Avenue and Hollister Street located to the south and west, respectively, to Assessor Parcel Number 005-182-001, located at 120 Hollister Street in the Coastal Zone of the Summerland Community Plan area, First Supervisorial District.

ACTION: Determined that the proposed disposal of road right-of-way property and acceptance of an easement conforms with the Comprehensive Plan, including the Coastal Land Use Plan and the Summerland Community Plan; and transmitted the conformity report required by Government Code Section 65402(a) to Don Grady, General Services Department, Office of Real Estate Services and the Board of Supervisors.

Ferini/Brooks Vote: 5-0
Appeal process not applicable.

XIII. **STANDARD AGENDA:**

TM 14,812

15TRM-00000-00002

15DVP-00000-00002

15CUP-00000-00006

1. **15RDN-00000-00002**

Vintage Ranch Project

Orcutt

Addendum to 95-EIR-01

John Zorovich, Supervising Planner (805) 934-6297
Dana Eady, Planner (805) 934-6266

Hearing on the request of Tim Walters of RRM Design Group, agent for Jon Martin, Owner, to consider the following:

- a) **15TRM-00000-00002/TM 14,812** [application filed on March 19, 2015] for approval of a Vesting Tentative Tract Map in compliance with County Code Chapter 21 to subdivide 33.07 acres into: 1) 41 residential lots ranging in size from 9,685 square feet to 17,575 square feet; 2) two lots for private roads totaling 1.93 acres, and 3) two lots for open space totaling 18.46 acres on property zoned PRD;
- b) **15DVP-00000-00002** [application filed on March 19, 2015] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code on property zoned PRD to develop 41 market rate single family dwellings and associated infrastructure;
- c) **15CUP-00000-00006** [application filed on March 19, 2015] for approval of a Minor Conditional Use Permit to allow for the construction of a retaining wall/privacy fence combination of up to 10 feet in height in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned PRD;
- d) **15RDN-00000-00002** [application filed on March 19, 2015] for approval of the naming of four private roads within the proposed tract in compliance with Chapter 35.76 of the County Land Use and Development Code, on property zoned PRD, and to

accept the Addendum to the Orcutt Community Plan Environmental Impact Report (95-EIR-01, certified 7/22/97) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this project. The original EIR identified significant effects on the environment in the following categories: Biological Resources, Geology/Soils, Flooding/Drainage, Water Resources, Archaeological Resources, Traffic/Circulation, Fire Protection, Schools, Solid Waste, Visual Resources/Open Space, and Parks, Trails, Recreation and Open Space. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria. The Addendum to the EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara, and online at: <http://www.sbcountyplanning.org/boards/pc/cpc.cfm>. The application involves Assessor Parcel No. 100-400-008, located approximately 0.5 acre south of Clark Avenue at the terminus of Black Oak Drive, in the Orcutt Community Plan area, Fourth Supervisorial District.

ACTION: Approved the project with revisions to the Conditions of Approval.

Ferini/Blough

Vote: 5-0

10 day appeal period; fee required.

2.	16DET-00000-00004	Lompoc Stone Vesting Determination Project	Lompoc
	Exempt, CEQA Guidelines Section 15270(b)	Errin Briggs, Energy Specialist (805) 568-2047 Joe Dargel, Planner (805) 568-3573	

Hearing on the request of Sid Goldstien, agent for the applicant, Sepulveda Building Materials, to consider Case No. 16DET-00000-00004 [application filed on June 9, 2010] for a vesting determination of the Lompoc Stone mining operation, in compliance with County Land Use and Development Code Section 35.82.160.D-2 (Vested Rights). The application involves Assessor Parcel Numbers 083-060-015 and 083-060-009 (Site 1A) and 083-070-018 and 083-070-010 (Site 1B), located north of Santa Rosa Road and easterly of State Route 1, in the Lompoc area, Fourth Supervisorial District.

ACTION: Continued the item to an undetermined future date; and directed staff to return with findings for approval of the vesting request along with an

updated Reclamation Plan and appropriate CEQA review for the expanded mining area.

Ferini/Blough

Vote: 5-0

Appeal process not applicable.

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