



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of February 11, 2009
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
CECILIA BROWN	2nd District, Vice Chair	Betteravia Government Center
MARELL BROOKS	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District	Santa Maria, CA 93455
DANIEL BLOUGH	5th District, Chair	(805) 568-2000 (Planning & Development)

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 Jessica Opland.
- 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: PUBLIC COMMENT:** Sonny Russell expressed his concerns about the Creekside Village Apartments.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Blough reported on what was discussed at the Joint Chairs' meeting last week.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of January 28, 2009 were considered as follows:
ACTION: **Approved the Minutes of January 28, 2009.**
Brown/Brooks **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director.
- XI. **STANDARD AGENDA:**
08RVP-00000-00009
1. 08RMM-00000-00006 Providence Landing Recorded Map Modification Lompoc
01-EIR-03 Gary Kaiser, Supervising Planner (805) 934-6259
John Zorovich, Planner (805) 934-6297

Hearing on the request of the County Executive Office to consider Case Nos. 08RMM-00000-00006, and 08RVP-00000-000009 [applications filed on August 27, 2008] to

modify Condition nos. 1, 100 and 142 and add condition nos.154 and 155 of TM 14,487 and condition no. 1 of 01DVP-00000-00016 in compliance with Section 35.23.060 of the County Land Use Development Code, on property zoned REC; and to accept 01-EIR-03 as adequate Environmental Review for Case Nos. 08RVP-00000-00009 and 08RMM-00000-00006 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 098-007-002, located between Stardust Road, Mercury Road and Voyager Road, north of Lompoc city limits, Third Supervisorial District. (Continued from 11/12/08, 12/10/08)

ACTION: Authorized Commissioner Blough and Commissioner Brooks to work as a sub-committee with the Providence Landing Home Owners Association, staff and County Counsel and continued the item to the hearing of March 11, 2009 on consent.

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

2. **08GPA-00000-00002** **General Plan Amendment Initiation of the Hunter/La Purisima Resort** **Lompoc**

Alice McCurdy, Supervising Planner (805) 934-6256
Nathan Eady, Planner (805) 934-6261

Hearing on the request of Mr. Erik Vazquez, agent for Ken Hunter, property owner and applicant, for initiation of a General Plan Amendment 08GPA-00000-00002 [application filed on February 6, 2008] which would include a change in land use designation from Agriculture to Resort/Visitor Serving Commercial; and amendments to the text of the Land Use Element to allow development of the Hunter/La Purisima Resort in the Rural area of the County. The requested General Plan Amendment proposes development of 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 AP Nos. 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 11/12/08, 12/10/08)

ACTION: Forwarded the item to the Board of Supervisors without a recommendation, but indicating that two Commissioners (Blough/Valencia) support initiation of the project and that two Commissioners (Brown/Brooks) oppose initiation.

Valencia/Blough **Vote: 4-0-1 (Cooney recused)**
Appeal process not applicable.

3. **08APL-00000-00039** **Santa Ynez River Water Conservation District Appeal of the Hemming Land Use Permit** **Santa Ynez**

Exempt, CEQA Section 15268 John Karamitsos, Supervising Planner (805) 934-6255
Brian Tetley, Planner (805) 934-6589

Hearing on the request of the Santa Ynez River Water Conservation District, appellant, to consider the Appeal, Case No. 08APL-00000-00039 [appeal filed on October 31, 2008] in compliance with Section 35.102 of the County Land Use and Development Code, of the Director's decision to approve Land Use Permit, Case No. 08LUP-00000-00222. The application involves AP No.

143-220-003, in the C-2 Zone, located at 3630 Sagunto Street in the Santa Ynez area, Third Supervisorial District.

ACTION: Continued the item to the hearing of March 4, 2009, at the request of Planning and Development.

Brooks/Valencia

Vote: 5-0

Appeal process not applicable.

08GPA-00000-00003

08DVP-00000-00011

08GOV-00000-00024

4.

08RDN-00000-00005

Creekside Village Apartments

Los Alamos

08NGD-00000-00030

Alice McCurdy, Supervising Planner (805) 934-6256

Hearing on the request of Jason Rojas and John Polanskey, agents for The Housing Authority of the County of Santa Barbara, to consider the following:

- a) **Case No. 08GPA-00000-00003** [application filed on March 19, 2008] to amend to Development Standard FLD-LA-1.1.5 of the Los Alamos Community Plan as follows:

Development Standard FLD-LA-~~1.1.5~~ 1.2.2: Residential units that are proposed in areas prone to flooding ~~which are required by~~ shall comply with the requirements of the County Flood Control District to provide raised finish floor elevations shall accomplish this requirement by use of a raised foundation rather than by the use of fill above what is required to provide adequate drainage of the lot.;

- b) **Case No. 08DVP-00000-00011** [application filed on March 19, 2008] for approval of a Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code, in order to develop a 39 unit apartment project. The affordable rentals would be owned and managed by the Housing Authority of Santa Barbara County. The project is located on a 5.0 acre (4.0 acres net) site in a DR 4.6 zone district that has an Affordable Housing Overlay (AHO). The AHO allows for a density of 8.0 residential units per gross acre;
- c) **Case No. 08GOV-00000-00024** [application filed on March 19, 2008] to acquire an excess 10 foot strip along St. Joseph Street and an excess 10 – 15 foot strip along Kahn Way from the County as road abandonments;
- d) **Case No. 08RDN-00000-00005** [application filed on March 19, 2008] to re-name Kahn Way as Gonzales Drive in compliance with Section 35.76 of the County Land Use and Development Code; and

to approve the Mitigated Negative Declaration (08NGD-00000-00030) pursuant to the State Guidelines for the 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 areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Land Use, Noise, Public Facilities, and Water Resources/Flooding. The Mitigated Negative Declaration and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Road, Santa Maria, CA 93455. The project is proposed for AP No. 101-110-035, located at the northerly terminus of Saint Joseph Street and extending west along the northerly bank of San Antonio Creek, in the Los Alamos area, Third Supervisorial District.

ACTION: Accepted the petition to deny approval of the Creekside Apartments in Los Alamos, submitted by Jean Naughton, into the record.

Blough/Cooney **Vote: 5-0**
Appeal process not applicable.

ACTION: Continued the item to the hearing of April 8, 2009, at the request of the Commission.

Brooks/Brown **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