



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA Hearing of February 27, 2008 9:00 a.m.

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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)

**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.*

### 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.
- IV. **PROJECTION REPORT:** by Dianne M. Black.  
**ACTION:** **Cancelled the hearing of March 5, 2008.**  
**Jackson/Blough** **Vote: 5-0**
- VI. **PUBLIC COMMENT:** Bob Field commented on staff's representation of recommendations or action of the Planning Commission and other advisory bodies to the Board of Supervisors and asked the Planning Commission to hold a hearing on the important issues of P&D staff's role in the governance of the County. Mr. Field submitted a copy of his remarks for the record. Parker Montgomery commented on how there is too much power in the hands of one office and asked the Planning Commission and the public to consider a change in the distribution of power.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown commented on staff's representation of the Planning Commission's recommendations to the Board of Supervisors regarding the Santa Ynez Community Plan. She would like to understand what staff's role is concerning the Planning Commission's recommendations and how the Planning Commission can ensure that they are better represented. Secondly, Commissioner Brown was concerned about receiving mail when the items could have been provided at the hearing.

Commissioner Valencia commented that at the recent Planning Commission retreat, it was discussed that the Commission wanted to eliminate some of the paper work they receive, but that it will not happen overnight and will take time to implement. Secondly, responding to the public speakers' comments, Commissioner Valencia explained the four levels of approval that exist concerning land use issues.

Commissioner Cooney commented that any commissioner should have the right to speak their concerns during the Planning Commissioner reports, even if it is mentioned during public comment. Secondly, he also discussed staff's representation of the Planning Commission's recommendations to the Board of Supervisors.

VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.

IX. **MINUTES:** The Minutes of February 6, 2008, February 8, 2008 and February 13, 2008 were considered as follows:

**ACTION: Approved the Minutes of February 6, 2008.**

**Valencia/Blough                      Vote: 5-0**

**ACTION: Approved the Minutes of February 8, 2008.**

**Blough/Brown                      Vote: 5-0**

**ACTION: Approved the Minutes of February 13, 2008.**

**Cooney/Valencia                      Vote: 4-0-1 (Brown abstained)**

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** By Director John Baker, via remote testimony.

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

<b>C-1. 07TEX-00000-00020</b>	<b>Vintage Ranch Time Extension</b>	<b>Orcutt</b>
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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. (Continued from 02/13/08)

**ACTION: Approved the project.**

**Valencia/Blough                      Vote: 5-0**  
**10 day appeal period; fee required.**

XII. **CONCEPTUAL REVIEW:**

<b>CR-1. 07PRE-00000-00014</b>	<b>State Street Hotel</b>	<b>Santa Barbara</b>
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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.

**ACTION:** At the Planning Commission hearing of February 27, 2008, the following comments were made by the Planning Commission:

**C. MICHAEL COONEY:**

- Conceptual review is helpful
- Believes comprehensive planning (i.e. GCP update) should occur before processing
- Project may be too big for the lot, concerned about precedent
- Would prefer a small boutique hotel
- State Street and Highway 154 is a problematic intersection; the creation of 60 PHT will need to be addressed
- Advising the applicant on economic matters is not the Planning Commission's role; the Planning Commission's obligation is to the community

**CECILIA BROWN**

- Project site is gateway to Goleta and design needs to reflect that
- Concerned about size, bulk and scale with regard to the adjacent area
- Would set undesirable standard for development in the rest of the area
- The GVC recommended modest development and appropriately designed commercial in this area
- The local community would get the impacts of the project and none of the benefits (specifically TOT)
- No community benefit with this hotel, not lively (i.e. no interaction with the community e.g., no conference center)
- Already many hotel rooms existing and proposed in the City of Goleta
- When next at SBAR, provide study showing the relationship with other buildings in the area
- Consider the Eastern Goleta Valley with regard to design and views
- Provide story poles
- No design guidelines exist for the area so the site requires the best design possible. Does not have to be Spanish style; a blend is appropriate
- Must meet the height requirements
- The entrance/exit is awkward, right turn only is confusing; ingress/egress needs to be addressed
- Applicant should seek the LEED Platinum Certification
- Consult visioning document for ideas
- Work with the GPAC

**C.J. JACKSON**

- Good presentation
- Does not see site as a gateway
- Area needs to be redeveloped
- The proposal is visually powerful
- Processing the project will not be easy

**DANIEL BLOUGH**

- Agrees with the SBAR on the architecture, does not like the awnings
- Site size is appropriate since the parking will be underground
- Area needs to be redeveloped, the County should look at this area as a whole
- Revitalization could enhance traffic circulation
- Existing hotel has outlived its use
- The C-2/C-3 zone is appropriate for this use
- Can support the project if it meets zoning requirements

**JOE H. VALENCIA**

- **Size, bulk, and scale is important**
- **Consider taking off a floor**

**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)

**ACTION: Continued the item to allow the NBAR to review and create formal recommendations.**

**Blough/Brown Vote: 2-3 (Cooney/Valencia/Jackson no)  
\*Motion Failed to pass.**

**ACTION: Adopted the findings for denial and denied the project.**

**Valencia/Cooney Vote: 4-0-1 (Blough abstained)  
10 day appeal period; fee required.**

- 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.

**ACTION: Approved the project.**

**Cooney/Valencia Vote: 5-0  
10 day appeal period; no fee required.  
(Coastal Zone)**

- 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.

**ACTION: Accepted staff's recommendations, with revisions to the Rezone Findings and Conditions of Approval.**

**Jackson/Brown**

**Vote: 5-0**

**Appeal process not applicable.**

**The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.**

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.

**ACTION: Briefing was presented by Deputy Director of Long Range Planning, Derek Johnson. No action was taken.**

**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](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Planning Commission