



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of March 8, 2006  
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice Chair
CECILIA BROWN	2nd District
PARKER MONTGOMERY	3rd District
JOE H. VALENCIA	4th District, Chair
JACK BOYSEN	5th District

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 Government Access Television (CSBTU) 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 CSBTU Channel 20.*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Cintia Mendoza.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- V. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VI. **PUBLIC COMMENT:** Don Armstrong addressed the Commission regarding his concerns on the Orcutt Streetscape Plan.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of February 22, 2006 were considered as follows:  
**ACTION:** **Approved the Minutes of February 22, 2006.**  
**Brown/Boysen                      Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**  
 Presented by Dianne Meester, Assistant Director, via remote testimony.
- XI. **CONSENT AGENDA ITEMS AND PROCEDURE**

<b>C-1</b>	<b>Pahler Appeal of Gormley Change of Use Permit</b>	<b>Los Alamos</b>
		Shelly Ingram, Planner (805) 934-6264

Hearing on the request of Thomas Pahler, appellant, to consider the Appeal 05APL-00000-00027 [appeal filed on December 5, 2005], of the Planning and Development Department's decision to approve a Change of Use Permit, 05LUP-00000-01171, from a retail store to a tavern/restaurant in the C-2 Zone District under Article III. The application involves AP No.

101-191-002, located at 508 Bell Street, Los Alamos area, Third Supervisorial District.  
(Continued from 2/1/06 and 3/1/06)

**ACTION: Approved the project and denied the appeal with revisions to conditions of approval.**

**Boysen/Brown**

**Vote: 4-1 (Montgomery no)  
10 day appeal period; fee required.**

## XII CONCEPTUAL REVIEW:

**CR-1. 05SPP-00000-00001** Rancho Maria Estates Santa Maria  
Adam Baughman, Planner (805) 934-6263

Request of Urban Planning Concepts for Conceptual Review of Case No. 05SPP-00000-00001 [application filed on October 19, 2005] for a Specific Plan for Orcutt Keysite #21 to develop 203 residential units. The application involves AP Nos. 113-250-005, -006, -008, -014, -015, and -016, located west of Orcutt on Hwy 1, Fourth Supervisorial District.

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

- **Cooney:** The project has many commendable points. The use of reclaimed water is a good thing but may not be appropriate for this project; this will need to be investigated. The project site is outside of the urban area by itself, is very far from community services, and relies entirely on the automobile for access to Orcutt. This may have a great traffic impact on the Old Town community. Suggests integrating Very Low Affordable housing into the project as an example to the rest of the County.
- **Boysen:** The project will have many traffic and biological issues to deal with. "Leap-frogging" of development is not an issue; examples such as Oakhill Estates, Elkhorn Estates, and Lake Marie have done quite well. The sewer line extension through Keysite #22 should be upsized to accommodate future growth. Not sure if this is an appropriate location for affordable housing due to the distance to services; perhaps restricting the housing to golf course employee housing would be more appropriate. The 20 or so acres of Resort Visitor Serving Commercial should be included, perhaps as a project alternative, even though the policy requires you to drop four units per acre of Resort Visitor Serving Commercial developed. Resorts are good money generators for the County (Transit Occupancy Tax) and the County has few such facilities. There are many biological issues, endangered species, to be addressed through the EIR. Be sure to protect houses from golfers but also golfers from encroaching houses. This project brings up the issue of State versus County affordable housing programs. Reclaimed water use is good but make sure it is safe, low in salts, and is addressed through the EIR. Supportive of the project, will be good for the County.
- **Brown:** Has concerns about building outside of the Urban Limit Line. The project will be too automobile dependent. Infill in urban areas should occur first. Prefers no project on this site, it is "leap-frog" development and encourages sprawl and generates an increase in traffic. There are many biological concerns that must be evaluated in the EIR. Affordable housing at this site is too far from community services and should be devoted to golf course employees. A detailed consideration of the Orcutt Community Plan policies is needed.
- **Montgomery:** This project is not at the Preliminary stage, too much work has already been done. The Preserve at San Marcos had fewer environmental problems than this

project. The OCP is one of the best community plans in the County and a project of this site should fit within the spirit and letter of the OCP. Questions the appropriateness of the application of the State Housing Density Bonus program to this project, especially in light of all the potential environmental constraints. The necessary infrastructure is not developed yet within the vicinity of the project. More upscale houses should be included with fewer houses; drop the density. This project is too much on this site too soon.

- **Valencia:** There are too many homes in this project. This site should not be cluttered with houses. There will be a safety problem due to golf balls. The proposed lots are not "estate" lots; Solomon Road has estates lots. Remove 60% of the units to reduce the density. There may be a water problem, use of reclaimed water may not work. The roads are not adequate and the project is too far from community services. Affordable housing in a country club is not appropriate, the applicant should rethink the project.

**XIII STANDARD AGENDA:**

- 1. 05CUP-00000-00018 Better Cooling Facility**  
**05DVP-00000-00007 Expansion and Farm Employee Dwelling Santa Maria**  
Exempt, CEQA Section 15061(b)(3) Brian Tetley, Planner (805) 934-6589

Hearing on the request of Gil Rodriguez, agent for the applicant, Better Cooling, Inc. to consider the following [application filed on February 17, 2005]:

- a) **05CUP-00000-00018** for a Conditional Use Permit allowing cooling and storage of produce grown off the premises, and to change the use of a residence to a farm employee dwelling under the provisions of Ordinance 661 Zoned U; and
- b) **05DVP-00000-00007** for approval of a Final Development Plan under the provisions of Ordinance 661 of the U Zone District, to develop a 13,650 square foot expansion to an existing 13,650 square foot agricultural cooling facility, a 7,000 sq. ft. shade canopy at the southeast corner of the cooler building, and a 24, 000 square foot storage building;

and to accept the Exemption pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 129-010-035 located in the Santa Maria area, Fifth Supervisorial District. (Continued from 2/8/06)

**ACTION: Continued the item to the hearing of May 10, 2006.**

**Boysen/Montgomery**

**Vote: 5-**

**0**

**Appeal process not applicable.**

- 2. 05RZN-00000-00011 Goller Rezone**  
**05GPA-00000-00007 and General Plan Amendment New Cuyama**  
Exempt, CEQA Section, 15061 Shelly Ingram, Planner (805) 934-6264

Hearing on the request of Michael Nolan, agent for the owner, Curtis and J.L. Goller, to consider the following [application filed on November 2, 2005]:

- a) **05RZN-00000-00011** proposing to rezone .514 acres from CH to 7-R-1 under the provisions of Santa Barbara County Code Chapter 35 of Article III;

- b) **05GPA-00000-00007** proposing to amend the Santa Barbara County Comprehensive Plan Land Use Element COMP-9 by changing the Land Use Designation from H to Res 6 property Zoned CH under Article III;

and to accept the Exemption pursuant to Section 15061 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 149-023-009 and -010, located at 15 and 25 Pato Street, New Cuyama area, Fifth Supervisorial District.

**ACTION: Recommended that the Board of Supervisors approve the project.**

**Boysen/Montgomery**

**Vote: 5-**

**0**

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

- 3. 

<b>05RZN-00000-00005</b>	<b>Orcutt Union Plaza General</b>	
<b>05GPA-00000-00003</b>	<b>Plan Amendment and Rezone</b>	<b>Orcutt</b>
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05NGD-00000-00028	Frances Romero, Planner (805) 934-6266	

Hearing on the request of Laurie Tamura, agent for the applicant, John J. Will Family LP, to consider the following [application filed on April 29, 2005]:

- a) **05RZN-00000-00005** proposing to rezone 4.3 acres from M-1 to OT-R-14/GC under the provisions of Santa Barbara County Code Chapter 35 of Article III;
- b) Amend the Old Town Pedestrian Area Overlay to include all of parcels 105-121-001 and 105-091-006 within Zone 2, per Article III, Section 35-248;
- c) **05GPA-00000-00003** proposing to amend the Santa Barbara County Comprehensive Plan Land Use Element Orcutt Community Plan Land Use Designation Map by changing the Land Use Designation from GI to C property Zoned OT-R-14/GC and M-1 under Article III;

and to approve the Negative Declaration 05NGD-00000-00028 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, no significant effects on the environment are anticipated. 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. 105-091-006 and 105-121-001, located at 201 South Broadway, Orcutt area, Fourth Supervisorial District.

**ACTION: Recommended that the Board of Supervisors approve the project, with revisions to the findings and conditions of approval.**

**Valencia/Boysen**

**Vote: 5-**

**0**

**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. 

<b>05RZN-00000-00010</b>	<b>Orcutt Key Site 30 General</b>	
<b>05GPA-00000-00006</b>	<b>Plan Amendment and Rezone</b>	<b>Orcutt</b>
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Adam Baughman, Planner (805) 934-6263		

Hearing on the request of Urban Planning Concepts, agent for the applicant, Bradley-Orcutt Ventures, LLC., to consider acceptance and initiation of a General Plan Amendment and Rezone [application filed on November 1, 2005] that would reclassify 78.73 acres from Zone District AG-I-40 to multiple residential, commercial, professional and institutional, and recreational zoning under provisions of Santa Barbara County Code Chapter 35 of Article III. The application involves AP No. 107-250-008, in the Orcutt area, Fourth Supervisorial District.

**ACTION Continued the item to the hearing of May 10, 2006.**

**Valencia/Cooney**

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

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Steve Chase  
Secretary to the Planning Commission