



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of March 9, 2005  
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
MARC MCGINNES	2nd District	Betteravia Government Center
PARKER MONTGOMERY	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Vice Chair	Santa Maria, CA 93455
JACK BOYSEN	5th District, Chair	(805) 568-2000 (Planning & Development)

**TV COVERAGE ANNOUNCEMENT:** *Planning Commission Hearings are televised live on Government Access Television (GATV) 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 GATV Channel 20.*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Terry Contreras.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Zoraida Abresch.
- V. **PROJECTION REPORT:** Presented by Zoraida Abresch.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of February 23, 2005 were considered as follows:  
**ACTION:** **Approved the Minutes of February 23, 2005.**  
**Montgomery/Cooney                      Vote: 4-0-1 (McGinnes abstained)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**  
Presented by Val Alexeeff, Director, Planning and Development, via remote testimony.
- XI. **STANDARD AGENDA:**  
**02LLA-00000-00021**  
**04GPA-00000-00002                      Black/Machado Lot Line Adjustment,**  
**04RZN-00000-00003                      Rezone, and General Plan Amendment                      **Lompoc****  
**CEQA Exemption Section 15315                      Brian Tetley, Planner (805) 934-6589**  
Hearing on the request of Jonathan Leech, agent for the applicant, to consider the following:

- a) **02LLA-00000-00021** [application filed on November 27, 2002] for approval of a Lot Line Adjustment under the provisions of County Code Chapter 21, to adjust the lines between two parcels of 38.08 (APN 099-100-044) and 111.66 (APN 099-100-021) acres in the 100-AG and AG-II-100 Zone Districts under Ordinance 661 and Article III, respectively;
- b) **04GPA-00000-00002** [application filed on March 19, 2004] proposing to amend the Santa Barbara County Comprehensive Plan Land Use Element by changing the Land Use Designation from AC to A-II, (APN 099-100-044) and from A-II to AC, (APN 099-100-021) for a portion of property Zoned 100-AG and A-II-100 under Ordinance 661 and Article III respectively;
- c) **04RZN-00000-00003** [application filed on March 19, 2004] proposing to rezone property (APN 099-100-044) from 100-AG to AG-II-100 under the provisions Article III of Santa Barbara County Code Chapter 35;

and to accept the Exemption pursuant to Section 15315 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 099-100-044 and 099-100-021, located at 4411 East Highway 246 and 4425 East Highway 246, Lompoc area, Fourth Supervisorial District.

**ACTION: Approved the project with revisions to the staff report, exemption, findings, and conditions of approval.**

**Valencia/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.**

**TM 14,556, 00-DP-027**

**05CUP-00000-00002**

**2. 03LLA-00000-00002**

**Vintage Ranch**

**Orcutt**

Addendum to 95-EIR-01

John Zorovich, Planner (805) 934-6297

Hearing on the request of Martin Farrell Homes, Inc. to consider the following:

- a) **TM 14,556** [application filed on June 20, 2000] for approval under County Code Chapter 21 to divide 35.02 acres into 55 parcels of 34.94 acres, with a 0.08 acre remaining lot in the PRD Zone District under Article III;
- b) **00-DP-027** [application filed on June 20, 2000] for approval of a Final Development Plan under the provisions of Article III of the PRD Zone District, to develop units comprising of 47 single family residences and 5 multi family residences;
- c) **05CUP-00000-00002** [application filed on January 27, 2005] for a Conditional Use Permit allowing the construction of 8 to 10 feet tall fence/retaining walls under the provisions of Article III Zoned PRD;
- d) **03LLA-00000-00002** [application filed on February 28, 2003] for approval of a Lot Line Adjustment under the provisions of County Code Chapter 21, to adjust lines between two parcels of 35.02 acres and 3.26 acres to reconfigure into two parcels of 32.92 acres and 5.36 acres in the Z-E-1 Zone District under Article III;

and to accept the Addendum to Environmental Impact Report 95-EIR-01 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 modification request. The original EIR identified significant effects on the environment in the following categories: Geology, Soils, Aesthetics/Visual Resources. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The application involves AP Nos. 101-010-002 and 103-200-060, located at the terminus of Stubblefield Road and 1398 East Clark Avenue, Orcutt area, Fourth Supervisorial District.

**ACTION: Accepted a late submittal into the record from Lillian Smith.**

**Cooney/Valencia  
0**

**Vote: 5-**

**ACTION: Accepted a late submittal into the record from R.D. Worsley of Thomas California Investments.**

**Valencia/Cooney  
0**

**Vote: 5-**

**ACTION: Approved the project with revisions to the staff report, project description, and conditions of approval.**

**Valencia/Montgomery**

**Vote: 5-**

**0**

**10 day appeal period; fee required.**

**TM 14,599, 02DVP-00000-00012**

**02CUP-00000-00022**

**02CUP-00000-00023**

**3. 02CUP-00000-00024**

**Orcutt Marketplace Workshop**

**Orcutt**

Addendum to 95-EIR-01

David Swenk, Planner (805) 934-6266

Informational workshop on the request of Donahue Shriber Realty Group, applicant, to consider the following [application filed on September 18, 2002]:

- a) **TM 14,599** for approval of a Vesting Tentative Tract Map under County Code Chapter 21 to divide 24.66 acres to create a total of 4 lots comprising 19.27 acres, 1.70 acres, 1.28 acres, and 2.41 acres (designated as a remainder parcel) in the C-2 Zone District under Article III. The Designated Remainder parcel, created by the proposed map is not proposed for development but may be developed at a future time;
- b) **02DVP-00000-00012** for approval of a Preliminary Development Plan under the provisions of Article III of the C-2 Zone District, to develop a 123,100 square foot shopping center;
- c) **02CUP-00000-00022** for a Minor Conditional Use Permit to allow a mechanical car wash with the proposed Gas Station/Convenience Store pursuant to Section 35-225.5.12 of Article III;
- d) **02CUP-00000-00023 and 02CUP-00000-00024** for two Major Conditional Use Permits to allow for two separate drive-through facilities pursuant to Section 35-315.5.1 of Article III. The proposed drive-through facilities would be for the buildings labeled "Fast Food" and "SF 4" and are located on two separate proposed parcels.

The application involves APN 129-120-024, located at Clark Avenue and Highway 101, Orcutt area, Fourth Supervisorial District. The Planning Commission will not be taking action on this workshop.

**ACTION:** Accepted a late submittal into the record from Roger Flocken.  
Cooney/Montgomery **Vote: 4-0 (Boysen absent)**

**ACTION:** Continued the workshop to the special hearing of April 20, 2005 in Santa Maria.  
Montgomery/McGinnes **Vote: 4-0 (Boysen absent)**  
**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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Jackie Campbell  
Secretary to the Planning Commission