



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of March 12, 2008
9:00 a.m.

| | | |
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| C. MICHAEL COONEY | 1st District | County of Santa Barbara Betteravia Government Center 511 East Lakeside Parkway Santa Maria, CA 93455 (805) 568-2000 (Planning & Development) |
| CECILIA BROWN | 2nd District | |
| C.J. JACKSON | 3rd District, Chair | |
| JOE H. VALENCIA | 4th District | |
| DANIEL BLOUGH | 5th District, Vice Chair | |
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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 the 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.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Jackson commented on Michelle Gibbs presentation of Firefox to the Board of Supervisors.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of February 27, 2008 were considered as follows:
ACTION: **Approved the Minutes of February 27, 2008.**
Brown/Cooney **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director, via remote testimony.
- XI. **STANDARD AGENDA:**
 1. **07CUP-00000-00080** **Lazer Broadcasting at Dolcini Ranch** **Guadalupe**
08NGD-00000-00002 Doug Anthony, Deputy Director, Energy (805) 568-2046
Megan Lowery, Planner, Energy (805) 568-2517

Hearing on the request of Rob McMullen on behalf of Lazer Broadcasting Inc. to consider Case No. 07CUP-00000-00080, [application filed on October 16, 2007] for a Conditional Use Permit allowing a broadcast communications facility in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned U; and to approve the Negative Declaration (08NGD-00000-00002) pursuant to the State Guidelines for 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 categories: Air Quality, Biological Resources, Cultural Resources and Fire Protection. The application involves AP No. 113-190-001, located on the Dolcini Ranch off of Brown Road, unassigned address, in the Guadalupe area, Fourth Supervisorial District.

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

Valencia/Blough

Vote: 5-0

10 day appeal period; fee required.

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| 2. | Williams Appeal of Alfadl Conditional Use Permit for Private Kennel Use | Solvang |
| | 07APL-00000-00030 | |
| | 07NGD-00000-00021 | |
| | John Karamitsos, Supervising Planner (805) 934-6255 Joyce Gerber, Planner (805) 934-6265 | |

Hearing on the request of Steven Kirby, attorney for the appellants, Mr. and Mrs. Mitch Williams, to consider the Appeal, Case No. 07APL-00000-00030 [appeal filed on October 3, 2007], of the Zoning Administrator’s decision to approve 07CUP-00000-00007 to allow a private kennel in compliance with Section 35.82.060 of the County Land Use and Development Code on property located in the AG-I-10 Zone; and to approve the Negative Declaration (07NGD-00000-00021) pursuant to the State Guidelines for 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 categories: aesthetics, air quality, biological resources, fire protection, land use, noise and water resources. 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 No. 137-110-041, located at 1090 Alamo Pintado Road, in the Solvang area, Third Supervisorial District.

ACTION: Adopted the findings, with revisions, denied the appeal and granted de novo approval for the Minor Conditional Use Permit, with revisions to the Conditions of Approval.

Jackson/Blough

Vote: 4-1 (Cooney no)

10 day appeal period; fee required.

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| 3. | Evergreen Shopping Center | Orcutt |
| | 07DVP-00000-00009 07LLA-00000-00005 07CUP-00000-00030 07CUP-00000-00071 | |
| | CEQA Section 15164 Addendum to 95-EIR-01 Gary Kaiser, Supervising Planner (805) 934-6259 John Zorovich, Planner (805) 934-6297 | |

Hearing on the request of PR Investments, LLC, to consider the following:

- a) **07DVP-00000-00009**, [application filed on March 27, 2007] 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 C-2, to demolish an existing 32,000 square foot shopping center and construct a new shopping center consisting of 52,421 square feet;
- b) **07LLA-00000-00005** [application filed on April 3, 2007) for approval of a Lot Line Adjustment to adjust property lines that currently bisect the project site under the provisions of the Santa Barbara County Code Chapter 21, Subdivision Regulations;

- c) **07CUP-00000-00030 and 07CUP-00000-00071** [applications filed on April 3, 2007] for Conditional Use Permits allowing drive through lanes for the proposed retail Buildings “A” and “E”, respectively, in compliance with Section 35.82.060 of the County Land Use and Development Code;

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. The original EIR identified significant effects on the environment in the following categories: Air Quality, Traffic/Circulation, and Wastewater. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara and 624 W. Foster Rd., Santa Maria. The Addendum to the EIR 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 No. 129-120-024, located in the Orcutt area, Fourth Supervisorial District.

ACTION: Adopted the required findings, approved 07CUP-00000-00030, approved 07CUP-00000-00071, accepted the Addendum to 95-EIR-01 and adopted the mitigation monitoring program, with revisions to the Conditions of Approval.

Valencia/Blough Vote: 3-2 (Brown/Cooney no)
10 day appeal period; fee required.

ACTION: Approved 07DVP-00000-00009 and approved 07LLA-00000-00005, with revisions to the Conditions of Approval.

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

4. **03DVP-00000-00001 Lucas and Lewellen Winery Development Plan Los Alamos**

08NGD-00000-00001 Alice McCurdy, Supervising Planner (805) 934-6256
Nathan Eady, Planner (805) 934-6261

Hearing on the request of Patricia Beltranena, agent for the applicants, Louis Lucas and Judge Royce Lewellen, to consider Case Number 03DVP-00000-00001 [application filed on January 10, 2003] for approval of a Development Plan in compliance with Section 35.82.080 of the County Land Use Development Code, on property zoned M-1, to allow construction of a 75,502 square foot Winery; and to approve the Mitigated Negative Declaration (08NGD-00000-00001) pursuant to the State Guidelines for 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 categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Noise, Public Facilities, Transportation, and Water Resources/Flooding. The application involves AP No. 133-130-039, located north of Highway 101 and east of Price Ranch Road, in the Los Alamos area, Third Supervisorial District.

ACTION: Approved the project, with revisions to the Negative Declaration and the Conditions of Approval.

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

**5. Five Year Capital Improvement Program
2008-2013 Comprehensive Plan Conformity Review Countywide**

John McInnes, Director, Long Range Planning (805) 568-3552
Joy Hufschmid, Deputy Director, Long Range Planning (805) 568-3373

Hearing on the request of the Office of Long Range Planning to review the list of capital projects contained in the 2008-2013 Five Year Capital Improvement Program (CIP) and report to the Board of Supervisors as to their conformity with the General Plan pursuant to Government Code Sections 65401 and 65402.

ACTION: Continued the item to the hearing of March 26, 2008.

Blough/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