



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of April 6, 2016
1:00 p.m.

C. MICHAEL COONEY 1st District, Vice-Chair
CECILIA BROWN 2nd District
MARELL BROOKS 3rd District
LARRY FERINI 4th District, Chair
DANIEL BLOUGH 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 County Santa Barbara Television (CSBTv) Channel 20 at 1:00 P.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. This hearing will also be streamed live on CSBTv's website at <https://www.countyofsb.org/ceo/csbtv/livestream.sbc> and digitally archived at <http://www.countyofsb.org/ceo/csbtv/archives.sbc>*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- 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:** by Dianne M. Black.
- VIII. **MINUTES:** The Minutes of March 9, 2016 were considered as follows:
ACTION: Approved the Minutes of March 9, 2016.
Blough/Brown Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **STANDARD AGENDA:**
 1. **15DVP-00000-00006**
15CUP-00000-00012 Starbucks Coffee Shop and Drive-Through Orcutt
16NGD-00000-00002 Anne Almy, Supervising Planner (805) 568-2053
Stephanie Swanson, Planner (805) 568-3319

Hearing on the request of Paul Poirer, agent for the owner, Tatum & Shea, LTD., to consider Case Nos. 15DVP-00000-00006 and 15CUP-00000-00012 [applications filed on May 22, 2015] for a Development Plan and Conditional Use Permit to allow the demolition of an existing 1,561 square foot restaurant and the construction of a 1,693 square foot coffee shop, with an outdoor patio 750

3. 14RMM-00000-00006 Falcon Heights Estates Recorded Map Modification Lompoc
Exempt, CEQA Guidelines Section 15270 John Zorovich, Supervising Planner (805) 934-6297
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Steve Johnson, agent for Williams Homes, owner, to consider Case No. 14RMM-00000-00006 [application filed on August 26, 2014] to modify Condition of Approval No. 91 (g) for Case No. 03TRM-00000-00003 / TM 14,629 in compliance with Section 21-15.9 of County Code Chapter 21 on property zoned REC. The request seeks to modify the Public Works, Transportation Division's condition letter to eliminate the requirement for the installation of street lights along the portion of Lot 54 adjacent to Club House Road; and to accept the Environmental Impact Report (05EIR-00000-00004) as adequate Environmental Review for Case No. 14RMM-00000-00006 pursuant to Section 15162 of 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 Class I (significant and unavoidable) environmental impacts in the following categories: Aesthetics/Visual Resources, Biological Resources, Noise, and Water Resources. Class II (significant but mitigable project-specific impacts) regarding Aesthetics/Visual Resources, Air Quality (short-term), Biological Resources, Cultural Resources, Fire Protection, Flooding and Drainage, Geologic Processes (short-term erosion), Noise (short-term construction), Public Facilities, and Recreation. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara as well as the County's website: <http://sbcountyplanning.org/projects/14RMM-00006Falcon/documents/2005%20FEIR%20Clubhouse%20Estates.pdf>. The application involves Assessor Parcel No. 097-371-067, located north of the intersection of Burton Mesa Blvd. and Club House Road, in the Lompoc area, Third Supervisorial District.

ACTION: Continued the item to the hearing of May 11, 2016, at the request of the Commission, with staff to return for findings for approval.

Brooks/Blough **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