



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA

Hearing of April 9, 2008  
9:00 a.m.

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C. MICHAEL COONEY	1st District	County of Santa Barbara
CECILIA BROWN	2nd District	Betteravia Government Center
C.J. JACKSON	3rd District, Chair	511 East Lakeside Parkway
JOE H. VALENCIA	4th District	Santa Maria, CA 93455
DANIEL BLOUGH	5th District, Vice Chair	(805) 568-2000 (Planning & Development)

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**TV COVERAGE ANNOUNCEMENT:** *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBT) 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 CSBT 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:** Frank Haas gave the Commission packets with letters regarding the Santa Ynez Community Plan and expressed his concerns in getting his project approved. John Thorndike read the introduction of a letter to the Governor of California and explained the result of his appeal in Thorndike vs. Department of Fish and Game.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Ms. Black gave the Commission a chart indicating the different Tiers, development criteria and process requirements for wineries. Second, she informed the Commission about the California County Planning Commissioner's Association Central District Spring Conference scheduled for Saturday, April 19 at the Madera Municipal Golf Course.
- IX. **MINUTES:** The Minutes of March 26, 2008 were considered as follows:  
  
**ACTION:** **Continued the Minutes of March 26, 2008 to the hearing of April 23, 2008.**  
  
**Jackson/Brown** **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director.

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

- C-1. 08GOV-00000-00009** San Luis Obispo Land Conservancy  
Conveyance of Paradise Beach **Casmalia**  
Gary Kaiser, Supervising Planner (805) 934-6259  
Joyce Gerber, Planner (805) 934-6265

Hearing on the request of Ronn Carlentine, General Services Department, to consider Case No. 08GOV-00000-00009, [application filed on March 17, 2008] for a determination that the San Luis Obispo Land Conservancy Conveyance of Paradise Beach is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(c). This site is identified as AP No. 113-160-005, located approximately 1/3 mile north of Point Sal, in the Casmalia area, Fourth Supervisorial District.

**ACTION: Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402(c).**

**Valencia/Blough**

**Vote: 5-0**

**Appeal process not applicable.**

**XII. STANDARD AGENDA:**

- TM 14,734**  
**06DVP-00000-00008**  
**1. 07CUP-00000-00059 – 00063** Orcutt Village Marketplace **Orcutt**  
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 Orcutt Marketplace LLC, agent for the applicants, Radford Family Trust, to consider the following cases on property located in the C-2 zone:

- a) **TM 14,734** [application filed on June 30, 2006] to subdivide the project site, a 24.66 acre legal lot, into twelve lots ranging in size from 0.57 acres to 4.90 acres and 30 office condominium units;
- b) **06DVP-00000-00008** [application filed on June 30, 2006] under the provisions of Section 35.24.030 of the Santa Barbara County Land Use Development Code to construct a 320,663 square foot shopping center including the modifications to the height requirement for proposed buildings 'B', 'C', 'D', 'H', 'J', 'K', 'L', 'M', 'N', 'P', Major 'A' and the Kiosk;
- c) **07CUP-00000-00059, -00060 and -00063** [applications filed on August 6, 2007] allowing drive through lanes for the pharmacy (Building K) and fast food restaurants on Pad G and Building F, respectively in compliance with Section 35.82.060 of the County Land Use and Development Code;
- d) **07CUP-00000-00062** [application filed on August 6, 2007] to allow for a mechanical car wash in compliance with Section 35.24.030 of the County Land Use and Development Code;
- e) **07CUP-00000-00061** [application filed on August 6, 2007] to allow for walls taller than eight feet in height in compliance with Section 35.24.030 of the County Land Use and Development Code;

and to accept the Addendum (Attachment I) 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: Aesthetics, and Noise. The Addendum to the EIR and all documents maybe reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara or 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 at the intersection of Clark Avenue and U.S. Highway 101, in the Orcutt area, Fourth Supervisorial District. (Continued from 02/13/08)

**ACTION: Approved 07CUP-00000-00059, 07CUP-00000-00060 and 07CUP-00000-00063 (three drive thru facilities).**

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

**ACTION: Adopted the findings, approved Vesting TM 14,734, 06DVP-00000-00008, 07CUP-00000-00061, 07CUP-00000-00062 and accepted the revised Addendum to 95-EIR-01, with revisions to the Conditions of Approval.**

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

2. **07DVP-00000-00020 St. Joseph High School Development Plan Santa Maria**  
**Exempt, CEQA Section 15314 Gary Kaiser, Supervising Planner (805) 934-6259  
Michael Hays, Planner (805) 934-6263**

Hearing on the request of Urban Planning Concepts, agent for the Archdiocese of Los Angeles, owner, to consider Case No. 07DVP-00000-00020, [application filed April 19, 2007] for approval of an as-built Final Development Plan for the existing St. Joseph High School and a Final Development Plan for proposed additions and a Facilities Master Plan for the school located at 4120 S. Bradley Rd., Santa Maria. This request is made in compliance with Section 35.82.080 of the County Land Use and Development Code, on property zoned PI, to modernize the St. Joseph High School; and to accept the Exemption pursuant to Section 15314 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 107-240-015, located at 4120 S. Bradley Road, in the Santa Maria 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.**

3. **07TPM-00000-00010 Carrari Tentative Parcel Map Los Alamos**  
**08NGD-00000-00004 Alice McCurdy, Supervising Planner (805) 934-6256  
Nathan Eady, Planner (805) 934-6261**

Hearing on the request of Sid Goldstein, agent for the applicant, Joe Carrari, to consider Case No. 07TPM-00000-00010 [application filed on May 29, 2007] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 2131.42 acres into three lots of 1842.8 acres (Parcel A), 130.4 acres (Parcel B), and 158.2 acres (Parcel C), on property zoned AG-II-100; and approve the Mitigated Negative Declaration (08NGD-00000-00004) 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, Fire Protection, Geologic Processes, and Noise. 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 Solvang Branch of the Santa Barbara Public Library System, 1745 Mission Drive, Solvang, CA 93463. The application involves AP No. 099-030-051, located at 4300 Highway 135, in the Los Alamos area, Third Supervisorial District.

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

**Jackson/Blough**

**Vote: 5-0**

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

**4. Process Improvement Workshop Countywide**

Noel Langle, Planner (805) 568-2067

Pat Saley, Planner (805) 969-4605

Hearing on the request of County staff that the County Planning Commission review and give direction on proposed revisions to the Santa Barbara County Land Use and Development Code to streamline the review process for select small projects, including those related to agriculture including: 1) Shift from Land Use Permits to Zoning Clearances for certain small structures in all applicable zones, 2) Agricultural-related projects proposed to shift from Land use Permit to Zoning Clearance, 3) Proposed change in permit requirements for small projects in agricultural zones, 4) Revisions to the Development Plan requirements in Agricultural Zones, 5) Revisions to Overall Sign process, and 6) Revisions to the Ridgelines/Hillside Development Standards.

**ACTION: Workshop presented by Dianne Black, Pat Saley and Noel Langle. No action was taken.**

**Appeal process not applicable.**

**ACTION: Continued the item to the hearing of April 23, 2008.**

**Cooney/Jackson**

**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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Dianne M. Black  
Secretary to the Planning Commission