



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of April 11, 2007  
9:00 a.m.

C. MICHAEL COONEY      1st District, Chair  
CECILIA BROWN          2nd District  
DAVID SMYSER            3rd District, Vice Chair  
JOE H. VALENCIA        4th District  
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 (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 Yesenia Valero.
- III. **ROLL CALL:** Commissioner Smyser was absent.
- IV. **AGENDA STATUS REPORT:** Presented by Dianne M. Black.
- V. **PROJECTION REPORT:** Presented by Dianne M. Black.
- VI. **PUBLIC COMMENT:** Robert DeMory addressed the Commission on traffic issues and stop signs on Hummel Road.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown reported that she met with Cathleen Garnand with Project Clean Water and requested that Ms. Garnand come to a future hearing and provide the Commission with a briefing on Storm Water Regulations. Commissioner Valencia discussed the Santa Barbara Economic Forecast.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of March 19, 2007 and March 28, 2007 were considered as follows:  
**ACTION: Approved the Minutes of March 19, 2007.**  

Valencia/Brown Vote: 4-0 (Smyser absent)

**ACTION: Approved the Minutes of March 28, 2007.**  

Brown/Valencia Vote: 4-0 (Smyser absent)
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by John Baker, Director, Planning and Development via remote. Dianne Black discussed the minutes of the Planning Commission retreat of March 22, 2007. Commissioner Cooney agreed to meet with Dianne Black to discuss the site visit language.

**XI. STANDARD AGENDA:**

- 1. 98-DP-023 Northpoint Unit III, Phase IV Orcutt**  
CEQA Sections 15162 and 15164 Gary Kaiser Supervising Planner, (805) 934-6259  
John Zorovich, Planner (805) 934-6297

Hearing on the request of Leo Evans, to consider Case No. 98-DP-023 [application filed on August 25, 1998] for approval of a Final Development Plan in compliance with Section 35.82.050 of the DR 3.3 Zone, to develop 32 condominiums on previously recorded lots (TM 12,414) and one common lot; and to accept the prior environmental document, 78-EIR-9 and Addendum, to Supplement, 92-SD-2, as adequate Environmental Review pursuant to Sections 15162 and 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 107-560-001 through -033, located in the Northpoint Village, Santa Maria area, Fourth Supervisorial District. (Continued from 3/14/07)

**ACTION: Continued item to the hearing of June 13, 2007.**

**Valencia/Blough**

**Vote: 4-0 (Smyser absent)  
Appeal process not applicable.**

- 2. 01CUP-00000-00115 Orcutt Aquacenter Orcutt**  
**00DVP-00000-06009** Alice McCurdy, Supervising Planner, (805) 934-6256  
**06NGD-00000-00021** Steve Rodriguez, Planner (805) 934-6250

Hearing on the request of Urban Planning Concepts, agent for the owner, Orcutt Aquacenter Inc. [applications filed on October 12, 2000] to consider the following:

- a) **01CUP-00000-00115** for a Conditional Use Permit allowing “sports and outdoor recreational facilities” in compliance with Sections 35.23.030 and 35.82.060 of the County Land Use and Development Code, on property zoned DR-3.3;
- b) **00DVP-00000-06009** for approval of a Final Development Plan in compliance with Sections 35.23.030 and 35.82.060 of the County Land Use and Development Code, on property zoned DR-3.3, to develop the Orcutt Aquacenter swimming and recreation facility;

and to approve the Final Mitigated Negative Declaration 06NGD-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 (design compatibility, light and glare), air quality (dust generation), biological resources (nesting birds and native vegetation removal), geology (erosion, sedimentation and water quality), hazardous materials (potential for discovery of contaminated soil), land use (airport-related conflicts), noise (short-term construction and public address system use), and water resources (long-term water quality). The application involves AP No. 107-470-011, located near the southeast corner of Union Valley Parkway and Hummel Drive, in the Orcutt area, Fourth Supervisorial District. (Continued from 2/14/07 and 3/14/07)

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

**Valencia/Blough**

**Vote: 4-0 (Smyser absent)  
10 day appeal period; fee required.**

**Proposals to allow Zoning Clearances following CUP**

**3. 7ORD-00000-00001 and DP Approvals and Revisions to the CDP Process Countywide**  
Pat Saley, Planner (805) 568-2000

The County Planning Commission will consider ordinance amendments on proposals to amend the County and Land Use and Development Code to allow Zoning Clearances following Conditional Use Permit and Development Plan approvals and revisions to the Coastal Development Permit process as follows:

- a) **07ORD-00000-00001**, to adopt a recommendation to the Board of Supervisors that the Board of Supervisors adopt an ordinance amending the text of Article 35.8, Planning Permit Procedures, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, and recommend that the Board of Supervisors find that Case No. 07ORD-00000-00001 is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act.

These amendments relate to:

- Use of the Zoning Clearance process to allow development following Conditional Use Permit and Development Plan approvals;
- Revisions to the Coastal Development Permit process; including designating the Director as the review authority for Coastal Development Permits with waived public hearings.  
(Continued from 3/28/07)

**ACTION: Recommended to the Board of Supervisors that the Board adopt Ordinance Amendment 07ORD-00000-00001.**

**Brown/Blough**

**Vote: 4-0 (Smyser absent)**

**The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is 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