



COUNTY OF SANTA BARBARA

JOINT PLANNING COMMISSION AND CENTRAL BOARD OF ARCHITECTURAL REVIEW MARKED AGENDA

Hearing of April 12, 2006
9:00 a.m.

COUNTY PLANNING COMMISSION

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

CENTRAL BOARD OF ARCHITECTURAL REVIEW

Bethany Clough	Erich Brown	Alternate
Kris Miller Fisher	Lowell Lash	Alternate
C. Puck Erickson-Lohnas		
Evan Jones		

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

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Cintia Mendoza.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- V. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VI. **PUBLIC COMMENT:** Ron Bettencourt addressed the Commission regarding the Santa Barbara County Mobil Home Rent Control, Ordinance, Chapter 11A and the need for the ordinance to be reviewed and re-written to protect new residents from having to sign a 30 year lease. County Counsel's office will be assigning staff to review the ordinance.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia reported that he watched the Board of Supervisors hearing regarding affordable housing and how important this issue is in our community.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **DIRECTOR'S REPORT:** None.
- X. **BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Zoriada Abresch, Deputy Director, Development Review, North County.

XI. **CONCEPTUAL REVIEW:**

CR-1. 05PRE-00000-00008 **Saarloos "Stage Stop Plaza" Mixed Use** **Los Olivos**
Project Pre-Application

Brian Tetley, Planner (805) 934-6589

Request of Mr. Berry Berkus of B³ Architects, agent for the applicant, Saarloos Group, for conceptual review by the County Planning Commission and the Central Board of Architectural Review of the Saarloos "Stage Stop Plaza" Mixed Use Project, Case No. 05PRE-00000-00008 [application filed on November 4, 2005] for a 61,014 square foot mixed-use development. The application involves AP No. 135-074-008, located at 2971 Grand Avenue, in the Los Olivos area, Third Supervisorial District.

ACTION: Dropped the item from the agenda.

Montgomery/Brown

Vote: 5-

0

Appeal process not applicable.

CR-2. 04PRE-00000-00004 **Cabrillo "Meadowvale" Mixed-Use** **Santa Ynez**
Project Pre-Application

Brian Tetley, Planner (805) 934-6589

Request of Michael Miller of Cabrillo Economic Development Corporation, for conceptual review by the County Planning Commission and the Central Board of Architectural Review of the Cabrillo "Meadowvale" Mixed-Use Project, Case No. 04PRE-00000-00004 [application filed on March 11, 2004] for a 71,538 square foot mixed-use development. The application involves AP Nos. 143-220-005 and -007, located at 1075 Meadowvale Road, in the Santa Ynez area, Third Supervisorial District.

ACTION: Conceptual Review only, no action taken. The following comments were made by the Planning Commission and Central Board of Architectural Review:

CBAR Member Bethany Clough

- Greatly appreciates the applicant addressing some concerns from the previous CBAR meeting.
- Preference for more commercial space on the site due to its location and neighborhood compatibility.
- Suggest a pedestrian access along the bridge.
- Consider a community park across the creek.
- Size, bulk, and scale of the project not in keeping with Santa Ynez.
- Consistent three-story structures emphasizes scale incompatibility. Suggest introducing single-story elements.
- Difficult site to knit into the fabric of the town.
- Lack of play areas due to the absence of front and rear yards. The central plaza seems small in relation to the number of families proposed. The community park concept across the creek may address this.

CBAR Member Evans Jones

- Appreciates the difficulty, and have worked on projects where if you want affordability, the site needs to be dense.
- Too dense, too urban for Santa Ynez

- The building character and design vernacular is correct, but just too massive.

Commissioner Montgomery

- Wants to be very direct because I admire the results of Cabrillo and their motivation to do good for Santa Ynez, Santa Barbara, and California.
- Feels very strongly in the community plan process.
- Santa Ynez Valley broke apart a few years ago because there was a feeling that we didn't have the proper respect for that process.
- Doesn't wish to participate in another breaking-up of the good sense of community we're rebuilding in Santa Ynez.
- The project is too soon to challenge the SYVCP proposed Mixed Use zoning. Could not support a project that wasn't consistent with that.
- To the extent that Cabrillo purchased the property at the right time, and is not hurting in the near-term, would suggest that they would benefit since they would have a better project moving forward, or they would be able to participate with others in commercial development, or flip the property and do something else.
- The project should wait until the SYVCP process is complete.
- Commends them, however, for opening up the subject, thinks a stronger community will result.
- One of our great weaknesses is that we oppose what our neighbors would like to do and we rarely get together to decide what would be best for the community.
- Strongly urge the neighbors to get together and come up with the best design for this gateway site. Consider the aesthetics of having the setbacks that currently exists on Asselstine's property.
- Hopes that there is some mechanism for VPAC to be supportive of that.
- Knows that the tradition is that we don't plan and property rights and stewardship transcends community rights and wishes.
- Doesn't expect the State is going to use eminent domain to redevelop this property.
- But there certainly is some better project available that will improve Santa Ynez if all the neighbors get together.
- Cabrillo should not be penalized because they were not a part of that process, but as a non-profit it is probably something that they should have nailed down in the first place, so doesn't feel badly for them.
- Could not support this project at this time or a project that did not come forward within the existing zoning and did not take into account how the rest of the neighborhood would develop.

Commissioner Boysen

- Supports Commissioner Montgomery's comments.
- Commends the applicant on their innovative approach.
- Likes the idea of Mixed-Use.
- The project is too urban.
- We're putting the cart before the horse as far as the SYVCP process.
- Let's wait and see what the community says about the appropriate standards for mixed use.

Commissioner Brown

- Concurs with Commissioners Montgomery and Boysen.
- Commends the applicant's collaboration with the community on the design charrette.
- The guiding design principles were right on target.
- Concerned that the use is too urban.

- There are no private areas for any of these properties. Suspects that you propose to have the residents utilize the park. That is a concern.
- Use compatibility is an increasing problem with Mixed-Use developments. The applicant proposes homeowner acknowledgment of nearby commercial uses, however, have seen in other jurisdictions that there are always problems nevertheless.
- Agrees with the CBAR and appreciate their comments.
- Thinks the vernacular is right. But there needs to be more variety, not all three-story, but a mix of heights and sizes.
- It is going to be a difficult question of balancing competing community interests in preserving commercial and need for housing.
- We should get a better handle on what commercial is available in the community.
- Believes that there are floodplain and creek issues yet to be resolved.
- Not sure how your financial mechanisms would work, and I would expect that this would be resolved when you come back.
- Agrees with Ms. Farr that the market rate units would be used for second homes for people from Los Angeles. Doesn't think that that is the purpose of this project.
- This is a problem in all of our communities. I'm from the south coast, and 40% of the housing down there are second homes. This doesn't help us create housing for the people we need to house.

Commissioner Cooney

- Divided this project into two parts. I'll mention it in terms of future planning for this site.
- If the project were strictly commercial, would not have a problem with the density or height of the structures.
- My exposure to many communities in the west is that you have rolling prairies and pasture right up to town. I don't think it would stick out or be inconsistent with that character or vernacular that the town of Santa Ynez supports.
- Unlike the Chumash Casino which is abrupt and immediately adjacent to the highway and totally out-of-character with the surrounding area.
- Thinks could be, and has been, designed to fit in with the town landscape and would be an attractive part of it.
- However, this changes with the introduction of the residential use in that particular spot.
- If we had the corner parcel, thinks it was the Mowry's mentioned, I think we would have the room to design an effective residential use. But not sure of that.
- Hesitant in any way of indicating that this is an appropriate site for residential use.
- There are other areas of the valley that are developing residentially and where I believe that affordable housing can be sighted.
- Sure the architects of the community plan are taking that into account.
- Affordable housing is needed. The applicant has indicated that they felt a lot of support for affordable housing in this project.
- It wasn't the concept of affordable housing, and I emphasize that, but it was the location in this particular area where commercial space is needed, desired, and appropriate.
- Would have a big problem with the application as presented. I don't want to suggest that it is the architecture, it's really the mixed-use.

Commissioner Valencia

- You have a beautiful project.
- Thinks the architecture is great.
- Likes the relief you have on the garage doors.
- You don't have a cookie-cutter concept.
- Most of these large projects are cookie-cutter. They put up a square building and put some little trim on there and they think they have great architecture.

- The unfortunate thing is that it is in the wrong place.
 - Likes that you broke up some of the large buildings into smaller buildings.
 - Three-stories are not a major problem.
 - The public commenters also said that it is a good project in the wrong location.
 - We have a problem now with produce coolers. We have people moved into the countryside and then complain that trucks drive by. But that's agriculture.
 - The same thing would happen on this site. When you introduce residential you would have a compatibility problem.
 - You need to find another site for this well-designed project.
 - As Mr. Field said they are not NIMBYs, the VPAC identified not 3-4% area for affordable housing, but 12%, so they are not against the concept.
- Suggests that you look for another site, but not change to project around.

XII. STANDARD AGENDA:

- Torba Appeal of Director**
1. 06APL-00000-00002 Use Abandonment Determination New Cuyama
 Brian Tetley, Planner (805) 934-6589

Hearing on the request of Paul J. Torba, appellant, to consider the Appeal 06APL-00000-00002 [appeal filed on January 17, 2006] of the Planning and Development Director's decision to determine the New Cuyama trailer park abandonment, in the U Zone District under Ordinance 661. The application involves AP No. 147-044-038, located approximately 1¼ mile northwest of New Cuyama on Highway 166, known as the New Cuyama trailer park site in the New Cuyama area, Fifth Supervisorial District.

ACTION: **Continued the item to hearing of June 14, 2006 in Santa Maria.**
 Boysen/Montgomery **Vote: 5-0**

Appeal process not applicable.

2. 06GPA-00000-00005 Los Alamos Commons Los Alamos
 Gary Kaiser, Planner (805) 934-6259

Hearing on the request of Dave Salgado and Urban Planning Concepts, agents for the owner Charles Logue, to consider acceptance and initiation of a General Plan Amendment, Case No. 06GPA-00000-00005 [application filed on February 16, 2006] and Specific Plan, Case No. 05SPP-00000-00003 [application filed on December 23, 2005] that would extend the Los Alamos Urban Boundary to include an additional 114.2 acres and re-classify that additional acreage from agriculture for a mixture of residential and commercial uses. The applications involve AP Nos. 101-100-036 and -038, in the Los Alamos area, Third Supervisorial District.

ACTION: **Continued the item to the hearing of July 12, 2006 in Santa Maria.**
 Montgomery/Brown **Vote: 5-0**

Appeal process not applicable.

3. Old Town Orcutt Streetscape Concept Plan,
Design Guidelines and Ordinance Amendments Orcutt
 Stephen Peterson, Supervising Planner (805) 884-6836

Hearing to consider an ordinance amending Article III of Chapter 35 of the Santa Barbara County Code, by amending Division 4, Section 35-243 and Division 4, Section 35-248, to adopt the Old Town Orcutt Streetscape Concept Plan and the Old Town Orcutt Design Guidelines and to amend

the text of the Old Town Zone Districts and the Pedestrian Area – Old Town Orcutt Overlay District Sections of the Inland Zoning Ordinance to provide consistency with the proposed Streetscape Concept Plan and Design Guidelines.

ACTION: Recommended that the Board of Supervisors adopt the Old Town Design Guidelines, as revised.

Valencia/Boysen

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.

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org

Steve Chase
Secretary to the Planning Commission