



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of April 13, 2005
9:00 a.m.

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

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

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Terry Contreras.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Zoraida Abresch.
- V. **PROJECTION REPORT:** Presented by Zoraida Abresch.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Ron Cortez, Deputy County Executive Officer, introduced himself and explained his role in Planning and Development. Mr. Cortez notified the Commission that a discussion on the formation and operation of a north county Board of Architectural Review (BAR) will be before the Board of Supervisors on April 26, 2005.
- IX. **MINUTES:** The Minutes of March 13, 2005 and March 23, 2005 were considered as follows:
 - ACTION:** **Approved the Administrative Agenda and Items 1, 2 and 3 of the Minutes of March 13, 2005, as revised.**
Cooney/McGinnes **Vote: 5-0**
 - ACTION:** **Approved Item 4 of the Minutes of March 13, 2005.**
Cooney/McGinnes **Vote: 4-0-1 (Montgomery abstained)**
 - ACTION:** **Approved the Minutes of March 23, 2005.**
Cooney/McGinnes **Vote: 5-0**

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by Dianne Meester, Assistant Director, Planning and Development, via remote testimony.

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

Isla Vista Sale of Government

C-1. **04GOV-00000-00019 Code Consistency Property Determination Isla Vista**
Jackie Campbell, Deputy Director, Development Review (805) 568-2076

Hearing of the request of Ronn Carlentine, General Services Department, to consider Case No. 04GOV-00000-00019 [application filed on December 2, 2004 and later rescinded, and refilled on March 10, 2005] for a determination that the proposed sale of two parcels in Isla Vista are consistent with the Comprehensive Plan of the County of Santa Barbara, including the Coastal Land Use Plan, pursuant to Government Code §65402(a). The application involves AP No. 075-202-037, located at 6631 Del Playa Drive in Isla Vista, Third Supervisorial District.

ACTION: Determined that the sale of property is consistent with the Comprehensive Plan and transmitted the report required by Government Code §65402(a) to the Board of Supervisors.

Montgomery/Valencia

**Vote: 5-0
Appeal process not applicable.**

XII. **STANDARD AGENDA:**

Velasquez Rodeo Conditional Use Permit

1. **05TEX-00000-00003 Time Extension Casmalia**
97CUP-00000-00001/99-ND-01 Adam Baughman, Planner (805) 934-6263

Hearing on the request of Primo Baggiolini, agent for the owners, Mike McCormick and Marianne Friedl, to consider Case No. 05TEX-00000-00003 [application filed on February 5, 2005] for a one year time extension to February 13, 2006; and to accept 99-ND-01 as adequate Environmental Review for Case No.05TEX-00000-00003 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 113-270-017, located at 5420 Black Road, Santa Maria area, Fourth Supervisorial District.

ACTION: Approved the time extension with revisions to the project address.

Valencia/Montgomery

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

2. **02LLA-00000-00007 Oak Investors, Inc. Lot Line Adjustment Los Olivos**
05NGD-00000-00002 Lilly Okamura, Planner (805) 934-6283

Hearing on the request of Patricia Beltranena, agent for Oak Investors, Inc., to consider Case No. 02LLA-00000-00007 [application filed on April 26, 2002] for approval of a Lot Line Adjustment under the provisions of County Code Chapter 21, to adjust lines between four parcels of 183.69 acres (Parcel 1), 276.37 acres (Parcel 2), 3.26 acres (Parcel 3), and 1.94 acres (Parcel 4) to reconfigure into three parcels of 251.32 acres (Parcel 1), 103.24 acres (Parcel 2), and 110.70 acres (Parcel 3) in the AG-II-100 Zone District under Article III; and to approve the Negative Declaration 05NGD-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: Aesthetics/Visual Resources, Biological Resources, and Archeological 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 Solvang Public Library, 1745 Mission Drive, Solvang, CA. The application involves AP Nos. 135-010-019 & -020, located at 3071 Via de los Ranchos Road, Los Olivos area, Third Supervisorial District.

ACTION: Approved the project.

Montgomery/Valencia

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

02GPA-00000-00012, 02RZN-00000-00007

02TRM-00000-00010

02CUP-00000-00083

Addamo Winery

3.

02DVP-00000-00019

and Diamante Estates Tract Map

Orcutt

Adam Baughman, Planner (805) 934-6263

Hearing on the request of David and Liz Addamo, owners, to consider the following [application filed on December 19, 2002]:

- a) **02GPA-00000-00012** proposing to amend the Santa Barbara County Comprehensive Plan Land Use Element and Orcutt Community Plan by changing the Land Use Designation from RR-10 to A-I-20 property Zoned RR-10 under Article III;
- b) **02RZN-00000-00007** proposing to rezone 106.48 acres from RR-10 to AG-I-20 under provisions of Santa Barbara County Code Chapter 35 of Article III;
- c) **02TRM-00000-00010** for a Tract Map to split the existing 106.48 acre parcel into five parcels, of 10.01 acres (Parcel 1), 10.79 acres (Parcel 2), 11.51 acres (Parcel 3), 10.28 acres (Parcel 4) and 10.18 acres (Parcel 5) in the RR-10 Zone District and two parcels of 24.83 acres (Parcel 6) and 28.89 acres (Parcel 7) in the AG-120 Zone District, under County Code Chapter 21;
- d) **02CUP-00000-00083** for a Conditional Use Permit allowing special events in excess of 12 per year under the provisions of Article III;
- e) **02DVP-00000-00019** for approval of a Final Development Plan under the provisions of Article III to develop proposed Lot number 7 with a full service winery;

and to approve the Negative Declaration 05NGD-00000-00008 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 (short term), Biological Resources, Cultural Resources, Fire, Geologic Processes (short term erosion), Hazardous Materials, Noise (short terms construction and amplified sound), Public Facilities, Traffic, Water Resources and Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The application involves AP No. 129-151-042, located at 2510 Clark Avenue, Orcutt area, Fourth Supervisorial District.

ACTION: Recommended that the Board of Supervisors approve the project, with revisions to the findings and conditions of approval.

Valencia Cooney

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.

4.

Housing Element Briefing

Countywide

Patsy Stadelman, Planner (805) 884-8051

Planning and Development staff will provide a briefing for the Planning Commission on the status of the department's conversations with the State Department of Housing and Community Development regarding certification of the county's Housing Element.

Briefing only; therefore no action was taken.

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

Jackie Campbell
Secretary to the Planning Commission