



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of April 13, 2011
9:00 a.m.

C. MICHAEL COONEY 1st District, Vice-Chair
CECILIA BROWN 2nd District
MARELL BROOKS 3rd District
JOE H. VALENCIA 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 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 CSBTV Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Leticia I. Rodriguez.
- 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:** Commissioner Cooney reported that he attended a Joint Chairs meeting on Monday, and that a large portion of the discussion focused on the issue of communication between the regional Boards of Architectural Review (BAR) and the two Planning Commissions (PCs). Specifically, there was some concern that the content of the BAR minutes was not providing enough direction/feedback to the Planning Commissions. Dianne Black responded with several ideas that were discussed to address the communication issues. Commissioners Brown and Brooks asked if there was any discussion of alerting the Planning Commission when story poles are erected for items that may come to their board. Hearing Support should be alerting the two Planning Commissions when story poles for discretionary items are erected for the BARs, although items that may come to the PCs on appeal are more difficult to predict.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**
 1. **Dominion Ranch Road Subdivision** **Santa Maria**
John Karamitsos, Supervising Planner (805) 934-6255

The Planning Commission will receive a report on road conditions pertaining to the Dominion Ranch Road Subdivision. The project is located approximately along Dominion Ranch Road, Fifth Supervisorial District.

ACTION: The Commission received and accepted a report on road conditions pertaining to the Dominion Ranch Road Subdivision by John Karamitsos, Planning and Development Department. No action was taken.

2. **10CUP-00000-00019** **Metro PCS Telecommunication** **Carpinteria**
Site Rincon Beach Park
Exempt, CEQA Section 15303 Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Jerry Ambrose, on behalf of Metro PCS, to consider Case No. 10CUP-00000-00019 [application filed on May 28, 2010] for the approval of a Major Conditional Use Permit, in compliance with Section 35-172.5 of Article II, Coastal Zoning Ordinance, on property zoned REC, to develop a new telecommunications facility; and to determine that the project is exempt from CEQA pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 001-220-048, located at Rincon Beach Park, 100 South Bates Road in the Carpinteria area, First Supervisorial District. (Continued from 3/02/11 and 4/06/11)

ACTION: Continued the item to the hearing of May 4, 2011, at the request of the Planning Commission.

Cooney/Blough **Vote: 5-0**
Appeal process not applicable.

3. **10RZN-00000-00002** **LaBarge Vineyards, LLC**
10DVP-00000-00008 **Consistency Rezone and Development Plan** **Lompoc**
11NGD-00000-00002 John Karamitsos, Supervising Planner (805) 934-6255
Dana Carmichael, Planner (805) 934-6266

Hearing on the request of Michael Manzo of B3 Architects, agent for LaBarge Vineyards, LLC, owner, to consider the following:

- a) **10RZN-00000-00002** [application filed on May 17, 2010] proposing to rezone 10.42 acres from 40-AG to AG-II-40 in compliance with Chapter 35.104 of the County Land Use and Development Code;
- b) **10DVP-00000-00008** [application filed on May 17, 2010] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop a new Tier II winery of approximately 14,358 square feet, single family residence of approximately 2,500 square feet, and approximately 1,700 square foot detached garage; and

to adopt the Negative Declaration (11NGD-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, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department at 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Santa Maria Public Library located at 421 South McClelland Street, Santa Maria, CA 93454. The application involves AP No. 099-420-007, located approximately 1.5 miles northeast of the City of Lompoc, and 1 mile east of SR 246, commonly known as 2380 Sweeney Road, Fourth Supervisorial District.

ACTION: Recommended that the Board of Supervisors recommend the required findings, adopt the Negative Declaration and mitigation monitoring program, as revised; and adopted a resolution recommending that the Board of Supervisors approve the project with revisions to the Conditions of Approval.

Valencia/Blough

Vote: 5-0

Appeal process not applicable.

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| 4. | TPM 14,572
08TPM-00000-00012 | Rancho Real Tentative Parcel Map | Orcutt |
| | 11NGD-00000-00006 | John Karamitsos, Supervising Planner (805) 934-6255
Dana Carmichael, Planner (805) 934-6266 | |

Hearing on the request of Steve Fort of Suzanne Elledge Planning and Permitting Services, agent for Resource Land Holdings, LLC, owner, to consider Case No. 08TPM-00000-00012, [application filed on July 9, 2008] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 436.20 acres into 4 lots of 107.5 acres, 100.3 acres, 117.3 acres, and 111.1 acres, on property zoned AG-II-100; and to adopt the Negative Declaration (11NGD-00000-00006) 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, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Land Use, Noise, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP No. 101-020-013, located on the eastern frontage of Highway 101, approximately 4 miles south of the City of Santa Maria, in the Orcutt area, Fourth Supervisorial District.

ACTION: Continued the item to the hearing of May 11, 2011 on the consent agenda, at the request of the Planning Commission, to allow the Santa Barbara County Fire Department to prepare a revised condition letter for the project.

Cooney/Blough

Vote: 5-0

Appeal process not applicable.

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| 5. | 06GPA-00000-00016
06RZN-00000-00007
06DVP-00000-00015
TM 14,714
06TRM-00000-00004
10CUP-00000-00001 | Orcutt Key Site #3 | Orcutt |
| | 10-EIR-04 & 95-EIR-01 | Zoraida Abresch, Supervising Planner (805) 934-6585
John Zorovich, Planner (805) 934-6297 | |

Hearing on the request of John Franklin, on behalf of the owner, SB Clark, LLC, to consider the following cases on property located in the RR-10/MR-O zones:

- a) **06GPA-00000-00016** [application filed October 2, 2006] for a Comprehensive Plan Amendment proposing to amend the Santa Barbara County Orcutt Community Plan by changing the Land Use Designation from Residential Ranchette to Planned Development;
- b) **06RZN-00000-00007 & 06DVP-00000-00015** [applications filed October 2, 2006] for a Zoning Map Amendment with a Development Plan proposing to rezone 138.6 acres from RR-10 to PRD in compliance with Chapter 35.104 of the County Land Use and

Development Code; and approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop 156 residential units;

- c) **06TRM-00000-00004/TTM 14,714** [application filed October 2, 2006] for approval of a Tentative Map in compliance with County Code Chapter 21 to divide 138.6 acres into: 1) 156 residential lots that range in size from 3,422 square feet to 1.9 acres; 2) seven private open space lots; 3) seven lots for private roadways; and, 4) two lots for condominium development, on property zoned RR-10/MR-O;
- d) **10CUP-00000-00001** [application filed October 2, 2006] for a Minor Conditional Use Permit allowing 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 certify the Subsequent EIR (10-EIR-4) to the Environmental Impact Report (95-EIR-01) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: aesthetics/visual resources, biological resources, land use and public services (solid waste and wastewater). The Subsequent EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The Subsequent 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. 129-151-026, located approximately 0.5 miles south of the Clark Avenue /U.S. Highway 101 intersection, Orcutt area, Fourth Supervisorial District.

ACTION: Continued the item to the hearing of July 13, 2011, at the request of the Planning Commission.

Valencia/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