



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of May 10, 2006
9:00 a.m.

C. MICHAEL COONEY 1st District, Vice Chair
CECILIA BROWN 2nd District
PARKER MONTGOMERY 3rd District
JOE H. VALENCIA 4th District, Chair
JACK BOYSEN 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 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:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of April 26, 2006 were considered as follows:
ACTION: **Approved the Minutes of April 26, 2006.**
Brown/Cooney Vote: 4-0-1 (Montgomery abstained)
- 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:**
C-1. 06TEX-00000-00003 Hossli Time Extension Santa Maria

Jeanne Bozzano, Planner (805) 934-6283

Hearing on the request of Sylvia Gonzales, Urban Planning Concepts, agent for the owner, Robert Hossli to consider Case No. 06TEX-00000-00003 [application filed on February 2, 2006] for a two year time extension to February 11, 2008. The application involves AP No. 131-220-004, located at 3555 Tepuspuet Road, Santa Maria area, Fifth Supervisorial District.

ACTION: Approved the Time Extension.
Boysen/Montgomery

Vote: 5-

0

10 day appeal period; fee required.

C-2. 06GOV-00000-00009 Public Works Acceptance of Easement Santa Ynez
Exempt, CEQA Section 65402 Lorie Baker, (805) 934-6254

Hearing on the request of Mark Schleich, Deputy Director of Resource Recovery and Waste Management, County of Santa Barbara Public Works Department, to consider Case No. 06GOV-00000-00009 [application filed on April 3, 2006], for a determination that acceptance of an Easement Deed for the temporary storage of topsoil (5 months maximum from commencement of project) on approximately one acre of an approximately 11 acre easement on property adjacent to the Foxen Canyon Landfill; and the execution and recordation of a quitclaim following project completion is consistent with the Comprehensive Plan/Local Coastal Plan of the County of Santa Barbara, pursuant to Government Code Section 65402. The application involves AP No. 133-151-075, located at 4004 Foxen Canyon Road, Santa Ynez area, Third Supervisorial District.

ACTION: Determined the project to be consistent with applicable provisions of the Comprehensive Plan and Local Coastal Plan.

Montgomery/Boysen

Vote: 5-

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Appeal process not applicable.

C-3. 06GOV-00000-00012 Well Site Acquisition for the Los Alamos Community Services District Los Alamos
Exempt, CEQA Section 65402(a) Gary Kaiser, (805) 934-6259

Hearing on the request of The Los Alamos Community Services District to consider Case No. 06GOV-00000-00012 [application filed on April 24, 2006], for a determination that acquisition of real property for the purpose of developing and operating and new well site is consistent with the Comprehensive Plan/Local Coastal Plan of the County of Santa Barbara, pursuant to Government Code Section 65402. The application involves AP No. 101-100-036, located near the northerly terminus of Saint Joseph Street, immediately west of the Lomita de Oro Tract, in the Los Alamos area, Third Supervisorial District.

ACTION: Determined the project to be in conformance with the Comprehensive Plan and Local Coastal Plan.

Montgomery/Brown

Vote: 5-

0

Appeal process not applicable.

XII. STANDARD AGENDA:

1. 05CUP-00000-00018 Better Cooling Facility
05DVP-00000-00007 Expansion and Farm Employee Dwelling Santa Maria
06NGD-00000-000005 Brian Tetley, Planner (805) 934-6589

Hearing on the request of Gil Rodriguez, agent for the applicant, Better Cooling, Inc. to consider the following [application filed on February 17, 2005]:

- a) **05CUP-00000-00018** for a Conditional Use Permit allowing cooling and storage of produce grown off the premises, and to change the use of a residence to a farm employee dwelling under the provisions of Ordinance 661 Zoned U; and

- b) **05DVP-00000-00007** for approval of a Final Development Plan under the provisions of Ordinance 661 of the U Zone District, to develop a 13,650 square foot expansion to an existing 13,650 square foot agricultural cooling facility, a 7,000 sq. ft. shade canopy at the southeast corner of the cooler building, and a 24, 000 square foot storage building;

and to approve the proposed Final Negative Declaration, 06NGD-00000-00005 of 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, Cultural Resources, Geologic Processes, Hazardous Materials/Risk of Upset, Land use, Noise, and Public Facilities. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Road, Suite C, Santa Maria. The MND is also available for review at the Central Branch of the City of Santa Maria Library, 420 South Broadway, Santa Maria, the Orcutt Branch Library located at 1157 E. Clark, Orcutt, and the UCSB library. The application involves AP No. 129-010-035, located in the Santa Maria area, Fifth Supervisorial District. (Continued from 2/8/06 and 3/8/06)

ACTION: Accepted a late submittal into the record from Virginia Madden.

Boysen/Brown

Vote: 5-

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ACTION: Continued the item to the hearing of May 24, 2006 in Santa Barbara.

Boysen/Cooney

Vote: 5-

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Appeal process not applicable.

06GPA-00000-00004

2.

06GOV-00000-00011 Stubblefield Road Connection

Orcutt

Stephen Peterson, Planner (805) 884-6836

Hearing on the request of the County Executive Office, Comprehensive Planning Division and the Public Works Department to consider the following [applications filed on April 25, 2006]:

- a) **06GPA-00000-00004** proposing to amend text and Circulation and Bikeways maps of the Transportation Section of the Orcutt Community Plan to identify and describe the proposed Stubblefield Road connection;
- b) **06GOV-00000-00011** for a determination that the proposed Stubblefield Road connection and bikeway is consistent with the Comprehensive Plan of the County of Santa Barbara, pursuant to Government Code Section 65402;

and to accept the Addendum to Environmental Impact Report 95-EIR-001 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original EIR identified significant effects on the environment in the following categories: Land Use, Biology, Archaeological Resources, Historic Resources, Geology, Agriculture, Risk of Upset, Water Resources, Traffic, Parks and Recreation, Trails, Open Space, Fire, Police, Schools, Library, Noise, Solid Waste, Waste Water, Flooding & Drainage, Visual Resources/Aesthetics, and Air Quality. The application involves a 6,400 square foot area located between the Stubblefield Road terminus and the proposed Black Oak Drive in the eastern portion of Key Site 12 in the Orcutt area, Fourth Supervisorial District.

ACTION: Recommended that the Board of Supervisors: 1) adopt the CEQA Findings, 2) approve the Addendum, 3) adopt a resolution and 4) that staff forward

to the Board the April 28, 2006 staff report which indicates that the proposed public road construction is in conformance with the Comprehensive Plan.

Valencia/Boysen **Vote: 2-3 (Cooney/Brown/Montgomery no)**
***Motion failed to pass.**

ACTION: Moved to forward to the Board of Supervisors a recommendation that the Addendum to the OCP FIER (95-EIR-01) is inadequate.

Cooney/Montgomery **Vote: 3-2 (Boysen/Valencia no)**

The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

- 3. 05TPM-00000-00015**
06VAR-00000-00001 Meyer Lot Split and Variance Orcutt
Exempt, CEQA Section 15270 Frances Romero, Planner (805) 934-6266
Hearing on the request of Harrell Fletcher, agent for the owner to consider the following:

- a) **05TPM-00000-00015** [application filed on August 10, 2005] for approval under County Code Chapter 21 to divide 4.25 acres into three parcels of the following widths: 161 feet, 87 feet and 88 feet in the 1-E-1 Zone District under Article III;
- b) **06VAR-00000-00001** [application filed on January 17, 2006] for a variance from the width regulations under the provisions of the 1-E-1 Zone District of Article III to allow the 87 and 88 foot widths instead of the required 120 foot width;

and to accept the Exemption pursuant to Section 15270 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 103-181-013, located 0.4 miles east of the intersection of Clark Avenue and Highway 135, Orcutt area, Fourth Supervisorial District.

ACTION: Continued the item to the hearing of June 28, 2006 in Santa Maria.

Valencia/Boysen **Vote: 5-0**
Appeal process not applicable.

- 4. 05RZN-00000-00010 Orcutt Key Site 30 General**
05GPA-00000-00006 Plan Amendment and Rezone Orcutt
Adam Baughman, Planner (805) 934-6263

Hearing on the request of Urban Planning Concepts, agent for the applicant, Bradley-Orcutt Ventures, LLC., to consider acceptance and initiation of a General Plan Amendment and Rezone [application filed on November 1, 2005] that would reclassify 78.73 acres from Zone District AG-I-40 to multiple residential, commercial, professional and institutional, and recreational zoning under provisions of Santa Barbara County Code Chapter 35 of Article III. The application involves AP No. 107-250-008, in the Orcutt area, Fourth Supervisorial District.
(Continued from 3/8/06)

ACTION: Continued the item to the hearing of July 12, 2006 in Santa Maria.

Valencia/Boysen **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**

Steve Chase
Secretary to the Planning Commission

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