



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of May 12, 2010  
9:00 a.m.

C. MICHAEL COONEY      1st District  
CECILIA BROWN            2nd District, Chair  
MARELL BROOKS           3rd District  
JOE H. VALENCIA         4th District, Vice-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 (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 Leticia I. Rodriguez.
- III. **ROLL CALL:** by Leticia I. Rodriguez.
- 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:** None.
- VIII. **MINUTES:** The Minutes of April 7, 2010 were considered as follows:  
  
**ACTION:      Approved the Minutes of April 7, 2010.**  
  
**Brooks/Blough                      Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**  
  
**Fire Department Los Alamos**  
**C-1.    10GOV-00000-00002 Property Purchase Government Code Consistency      Los Alamos**  
**John Karamitsos, Supervising Planner (805) 934-6255**  
**Florence Trotter-Cadena, Planner (805) 934-6253**

Hearing on the request of Ronn Carlentine, General Services Department, agent for the Fire Department, to consider Case No. 10GOV-00000-00002, [application filed on March 31, 2010], for a determination as to whether acquisition of the subject real property for the purposes of constructing a future expansion of existing Fire Station #24 would be consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code

Section 65402. The site is identified as AP Nos. 101-151-005, -006, located at 335 Leslie Street, in the Los Alamos area, Third Supervisorial District

**ACTION: Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402.**

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

**XI. CONCEPTUAL REVIEW:**

**CR-1. 10PRE-00000-00002 Roblar Winery Conceptual Review Santa Ynez**  
John Karamitsos, Supervising Planner (805) 934-6255  
Florence Trotter-Cadena, Planner (805) 934-6253

Request by the Richard Foster, agent for Roblar Winery for Conceptual Review by the County Planning Commission of a Pre-Application, Case No. 10PRE-00000-00002 [application filed on January 15, 2010] for the following changes to the approved Development Plan (98-DP-035): 1) an increase in Special Events from two to twelve events (the number of special events allowed for a Tier III winery); 2) increased hours of operation; 3) allowance of Outdoor Amplified Music during special events; and 4) Food Sales in conjunction with wine tasting onsite. In addition, the applicant requests input on the permit process for onsite establishment of: 1) a Country Club with a Bocce Club and Restaurant; and 2) a Culinary School with weekly classes and a maximum of 24 students per class. The application involves AP Nos. 141-030-051, and -052, located at the southwest corner of the intersection of Roblar Avenue and Highway 154, known as 3010 Roblar Avenue and 2200 Refugio Road, respectively, in the Santa Ynez Area, Third Supervisorial District.

**ACTION: At the Planning Commission hearing of May 12, 2010, comments were made by individual Planning Commissioners.**

**CR-2. 10PRE-00000-00003 Santa Ynez Senior Housing Project Conceptual Review Santa Ynez**  
Zoraida Abresch, Supervising Planner (805) 934-6585  
Gary Kaiser, Planner (805) 934-6259

Request by Lambert Private Equity Fund 1, LLC, applicant, and Friends of the Santa Ynez Valley, LLC, owners, for Conceptual Review by the County Planning Commission of a Pre-Application, Case No. 10PRE-00000-00003 [application filed on February 3, 2010] for a potential Senior Housing Project. The project involves a vacant lot of approximately 7.3 acres at the intersection of Highway 246 and Refugio Road, Third Supervisorial district.

**ACTION: At the Planning Commission hearing of May 12, 2010, comments were made by individual Planning Commissioners.**

**XI. STANDARD AGENDA:**

**1. 09DVP-00000-00005 Sweeney Canyon, LLC Development Lompoc**  
**09RZN-00000-00004 Plan and Consistency Rezone**  
10NGD-00000-00002 John Karamitsos, Supervising Planner (805) 934-6255  
Dana Carmichael, Planner (805) 934-6266

Hearing on the request of Tish Beltranena of MNS Engineers, Inc. agent for Sweeney Canyon, LLC, owner, to consider the following:

- a) **09RZN-00000-00004**, [application filed on February 25, 2009] proposing to rezone 10.04 acres from 40-AG to AG-II-40 in compliance with Chapter 35.104 of the County Land Use and Development Code;
- b) **09DVP-00000-00005** [application filed on February 25, 2009] 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 winery of approximately 21,500 square feet; and

to adopt the Negative Declaration (10NGD-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, 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 Assessor's Parcel Number 099-150-063 located approximately 1 mile east of the City of Lompoc, southeast of Hwy 246, commonly known as 2050 Sweeney Road, Lompoc area, Fourth Supervisorial District. (Continued from 4/14/10)

**ACTION:** Accepted a late submittal into the record from the Environmental Defense Center.

**Cooney/Brown** **Vote: 4-1 (Blough no)**  
**Appeal process not applicable.**

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

**Valencia/Blough** **Vote: 4-1 (Brooks no)**  
**10 day appeal period; fee required.**

**08DVP-00000-00032**  
**08CUP-00000-00074**

2. **08LLA-00000-00016** ARC Winery Development Plan, Lot Line Adjustment, & Farm Employee Dwellings **Orcutt**  
 10NGD-00000-00006 John Karamitsos, Supervising Planner (805) 934-6255  
 Dana Carmichael, Planner (805) 934-6266

Hearing on the request of David Swenk of Urban Planning Concepts, agent for ARC Vineyards, LLC, owner, to consider the following:

- a) **08DVP-00000-00032** [application filed on November 5, 2008] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code, on property zoned AG-II-40, to develop a new winery of approximately 40,180 square feet;
- b) **08CUP-00000-00074** [application filed on November 5, 2008] for a Conditional Use Permit allowing for the construction of 4 farm employee dwellings in compliance with Section 35.24.030 of the County Land Use and Development Code, on property zoned AG-II-40;
- c) **08LLA-00000-00016** [application filed on November 5, 2008] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35.30.110 of the County Land Use and Development Code to adjust lines between 2 lots of 41.02 acres and 143.24 acres to reconfigure into 2 lots of 117.65 acres and 66.61 acres, on property located in the AG-II-40 Zone;

and to adopt the Negative Declaration (10NGD-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, Biological 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, 123 East Anapamu Street, Santa Barbara, or 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.

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

**Valencia/Brooks**

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

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