



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Special Hearing of June 12, 2007  
9:00 a.m.

C. MICHAEL COONEY	1st District, 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	
DAVID SMYSER	3rd District, Vice Chair	
JOE H. VALENCIA	4th District	
DANIEL BLOUGH	5th District	

**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 this Special Planning Commission Hearing will be on Friday, June 15, 2007 at 5:00p.m. and Saturday, June 16, 2007 at 10:00 a.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. **PUBLIC COMMENT:** None.
- X. **MINUTES:** The Minutes of March 22, 2007, May 23, 2007 and May 30, 2007 were considered as follows:

**ACTION:** **Approved the Minutes of March 22, 2007.**

**Blough/Smyser**                      **Vote: 5-0**

**ACTION:** **Approved the Minutes of May 23, 2007, as revised.**

**Valencia/Brown**                      **Vote: 5-0**

**ACTION:** **Approved the Minutes of May 30, 2007, as revised.**

**Smyser/Blough**                      **Vote: 5-0**

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

	<b>Public Works</b>	
<b>C-1. 07GOV-00000-00008</b>	<b>Sidewalk Easement Acquisition</b>	<b>Isla Vista</b>
CEQA N/A	June Pujo, Supervising Planner, (805) 568-2056 Dan Gullett, Planner (805) 568-2002	

Hearing on the request of Harrison Heyl, Real Property Agent, Public Works Department, to consider Case No. 07GOV-00000-00008 [application filed on May 21, 2007] for a determination that the acquisition of an easement from private property for the purpose of sidewalk construction and landscaping is consistent with the Comprehensive Plan, including the Goleta Community Plan and Coastal Land Use Plan, of the County of Santa Barbara, pursuant to Government Code Section 65402(a). The application involves AP Nos. 075-222-001 (6550 Del Playa Drive), 075-221-020 (1020 El Embarcadero), 075-221-001 (1000 El

Embarcadero), 075-173-024 (6547 Trigo Road) and 075-212-011 (1001 El Embarcadero), located in the Isla Vista area, Third Supervisorial District.

**ACTION: Determined the proposed easement acquisition is consistent with the Comprehensive Plan including the Goleta Community Plan and the Coastal Land Use Plan pursuant to Government Code Section 65402(a).**

**Smyser/Brown**

**Vote: 5-0**

**Appeal process not applicable.**

**V. STANDARD AGENDA:**

- 1. 98-DP-023 Northpoint Unit III, Phase IV Orcutt**  
CEQA Sections 15162 and 15164 Gary Kaiser Supervising Planner, (805) 934-6259  
John Zorovich, Planner (805) 934-6297

Hearing on the request of Leo Evans, to consider Case No. 98-DP-023 [application filed on August 25, 1998] for approval of a Final Development Plan in compliance with Section 35.82.050 of the DR 3.3 Zone, to develop 32 condominiums on previously recorded lots (TM 12,414) and one common lot; and to accept the prior environmental document, 78-EIR-9 and Addendum, to Supplement, 92-SD-2, as adequate Environmental Review pursuant to Sections 15162 and 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 107-560-001 through -033, located in the Northpoint Village, Santa Maria area, Fourth Supervisorial District. (Continued from 3/14/07 and 4/11/07)

**ACTION: Dropped the item to a future rescheduled and renoticed public hearing.**

**Valencia/Blough**

**Vote: 5-0**

**Appeal process not applicable.**

- 2. 07GPA-00000-00003 North Hills Plan Initiation Orcutt**  
Dianne M. Black, Director Development Services, (805) 568-2000

Hearing on the request of Jackson Washburn, agent for Orcutt Fee LLC to initiate a Comprehensive Plan Amendment, Case No. 07GPA-00000-00003 [application filed on May 4, 2007] for approximately 3,000 acres of a 4,125 acre property from Commercial Agriculture (AC), 100 acre minimum parcel size to a new Comprehensive Plan designation allowing for a mixed use community of up to 7,500 residential units and up to 2,000,000 square feet of commercial/retail space. Initiation of the Comprehensive Plan Amendment would allow processing and analysis of the Comprehensive Plan Amendment and companion applications, but would not commit the County to approval of the project. The application involves AP No. 101-020-074, located between Highways 101 and 135 South of Orcutt in the Fourth Supervisorial District.

**ACTION: Accepted late submittals into the record from Jackson Washburn of North Hills LLC and David Pratt of Santa Maria Pacific LLC.**

**Valencia/Blough**

**Vote: 5-0**

**ACTION: Recommend against the Initiation of a Comprehensive Plan Amendment for the site, which would result in the County not studying the concept of a rural village at the project site.**

**Blough/Smyser**

**Vote: 4-1 (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.**

**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

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