



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of June 14, 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: *The Planning Commission Hearing of June 14, 2006 will not be 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 due to Board of Supervisors' budget hearings.. Broadcast of this Planning Commission Hearing will air on Friday, June 16, 2006 at 5:00 p.m. and Sunday, June 18, 2006 at 10:00 a.m. on CSBTv Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- V. **PROJECTION REPORT:** Presented by Cinita Mendoza.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of May 31, 2006 were considered as follows:
ACTION: **Approved the Minutes of May 31, 2006.**
Brown/Cooney Vote: 5-0
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Dianne Meester, Assistant Director, Planning and Development, via speaker phone and Ron Cortez, Deputy County Executive Officer, via speaker phone.
- XI. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1 06GOV-00000-00017 Public Works Road Vacation Los Alamos
CEQA N/A Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Jeff Havlik, Real Property Agent, Public Works Department, to consider Case No. 06GOV-00000-000017 [application filed on May 18, 2006] for a determination that the vacation of a 1,500 square foot section of Main Street is consistent with

the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402 (c). The application involves AP No. 101-260-056, located approximately 200 feet southeast of the intersection of Main and Wickenden Streets, known as 730 Main Street, in the Los Alamos area, Third Supervisorial District

ACTION: Determined the project to be consistent with the Comprehensive Plan pursuant to Government Code §65402(c).

Montgomery/Boysen

Vote: 5-0

Appeal process not applicable.

C-2. 06GOV-00000-00016 Public Works Grant Deed Santa Maria
CEQA N/A Larry Appel, Planner (805) 934-6261

Hearing on the request of Tom Fayram, Flood Control, Public Works Department, to consider Case No. 06GOV-00000-00016 [application filed May 17, 2006] for a determination that accepting a Grant Deed to obtain ownership of three parcels currently utilized for Flood Control Maintenance is consistent with the Comprehensive Plan of the County of Santa Barbara, pursuant to Government Code Section 65402. The application involves AP Nos. 117-030-055, -056, and -058, located east of North Blosser Road, adjacent to the flood control channel, Santa Maria area, Fifth Supervisorial District.

ACTION: Determined the project to be consistent with the Comprehensive Plan pursuant to §65402.

Boysen/Montgomery

Vote: 5-0

Appeal process not applicable.

C-3. 06GOV-00000-00019 Public Works Right-of-Way Orcutt
CEQA N/A Frances Romero, Planner (805) 934-6266

Hearing on the request of Harrison Heyl, Real Property Agent, Public Works Department, to consider Case No. 06GOV-00000-00019 [application filed May 18, 2006] for a determination that granting a permanent vacation of five feet of right-of-way is consistent with the Comprehensive Plan of the County of Santa Barbara, pursuant to Government Code Section 65402. The application involves AP No. 105-092-013, located at 156 South Broadway, Old Town Orcutt area, Fourth Supervisorial District.

ACTION: Determined the project to be consistent with the Comprehensive Plan pursuant to §65402.

Valencia/Boysen

Vote: 5-0

Appeal process not applicable.

XII. CONCEPTUAL REVIEW:

CR-1. 06PRE-00000-00007 American Ethanol Plant Santa Maria
Nancy Minick, Planner (805) 568-2506

Request of Mr. Harrell Fletcher, agent for American Ethanol, Inc., for Conceptual Review by the County Planning Commission of the American Ethanol Plant project, Case No. 06PRE-00000-00007 [application filed on April 20, 2006]. The project involves construction and operation of a 50 mmgy (million gallons per year), 200,000-square foot ethanol plant using existing railroad sidings and natural gas lines. The initial plant will use corn delivered by rail as feedstock to produce ethanol and other co-products, such as distillers' grains and CO₂. The plant would initially occupy 5 acres of the 125-acre parcel and would eventually be expanded to cover 10 acres of the parcel and produce 100 mmgy of ethanol. Components of the proposed plant include tanks and vessels of varying sizes, piping, and storage and

operations/maintenance buildings. The tallest facilities would be 125 feet. The proposed project would be located on industrial-zoned property AP No. 113-200-014 west of the City of Santa Maria, in the unincorporated area, at the corner of Betteravia Road and Ray Road, Fourth Supervisorial District.

ACTION: Conceptual review only, therefore no action was taken. The Commission made the following comments:

Commissioner Boysen: Project is generally well-sited; it will be interesting to see comparison to Holly Sugar site in EIR. Project is probably consistent with County policies regarding loss of agricultural land. Should get going with project; needed in North County.

Commissioner Brown: Good project but many things to look at, such as: location of plant (far from feedstock source and product market); use of alternative feedstocks; traffic analysis should include truck and train traffic; air quality impacts should include traffic; Emergency/Fire protection plan.

Commissioner Montgomery: Should be doing advance planning in County; missing comprehensive planning in this area. The Holly Sugar site has been on the housing list a long time. This may be mechanism for City of Santa Maria and County planners to talk about long range land use. Potentially positive project; possibly surround the site with village center or commercial use.

Commissioner Cooney: Should find best site. Include City of Santa Maria in study. Agrees with Cmr. Montgomery regarding long-range planning.

Chairman Valencia: Pleased with project; it will create jobs and provide substitute for MTBE.

Appeal process not applicable.

CR-2. 06PRE-00000-00003	Key Site 10 Senior Housing Project	Orcutt
		John Zorovich, Planner (805) 934-6297

Request of Earl Ward and Conrad Langhille, for Conceptual Review by the County Planning Commission of the Key Site 10 Senior Housing Project, Case No. 06PRE-00000-00003 [application filed on February 17, 2006] for a 62,250 square foot senior housing development. The application involves AP No. 103-740-017, located at 5175 South Bradley Road, in the Orcutt area, Fourth Supervisorial District.

ACTION: Conceptual review only, therefore no action was taken. The Commission made the following comments:

Commissioner Montgomery:

- Why second guess the OCP?
- We need a mechanism to send major changes back to a local land use advisory group or committee for review.
- Doesn't feel comfortable making a recommendation on the project.

Commissioner Valencia:

- 20-30 residential units are appropriated for the site.

- Asking for a project that requires a density of 10 units per acre on this site is way out of line.
- I can not make recommendation on the project.
- The applicant needs to go back to the drawing board and consider a redesign.
- The project needs to be re-worked.

Commissioner Boysen:

- The Planning Commission has been looking at other key sites development proposals that are completely inconsistent with the Orcutt Community Plan.
- Maybe we need a developer –sponsored update of the OCP similarly to what is being requested for Los Alamos.
- The update could look at what we need today vs. what was needed in 1996. The update could analyze project impacts on a cumulative basis.
- This project is proposing age restricted housing, not senior housing.
- The applicant needs to consider a project that has the same 3.3 units per acre density as the Creekside Condominium project located across Bradley Road.
- Other than what was described in the OCP, I have trouble supporting this project.

Appeal process not applicable.

XIII. STANDARD AGENDA:

Torba Appeal of Director

1. 06APL-00000-00002 Use Abandonment Determination New Cuyama

Brian Tetley, Planner (805) 934-6589

Hearing on the request of Paul J. Torba, appellant, to consider the Appeal 06APL-00000-00002 [appeal filed on January 17, 2006] of the Planning and Development Director's decision to determine the New Cuyama trailer park abandonment, in the U Zone District under Ordinance 661. The application involves AP No. 147-044-038, located approximately 1¼ mile northwest of New Cuyama on Highway 166, known as the New Cuyama trailer park site in the New Cuyama area, Fifth Supervisorial District. (Continued from 4/12/06)

ACTION: Acknowledged the request to withdrawal the appeal by the appellant and dropped the item from the agenda.

Boysen/Montgomery

Vote: 5-0

Appeal process not applicable.

Daniels Single Family

2. 06APL-00000-00011 Dwelling Appeal Orcutt

Frances Romero, Planner (805) 934-6266

Hearing on the request of Harrell Fletcher, agent for the owner, Dave Daniels, to consider the Appeal 06APL-00000-00011 [appeal filed on March 30, 2006], of the Planning and Development Department's decision to deny Land Use Permit application 05LUP-00000-01095 for the construction of an 8,111 square foot single family dwelling, in the RR-10 Zone

District under Article III. The application involves AP No. 129-151-038 located in the Orcutt area, Fourth Supervisorial District.

ACTION: Continued the item to the hearing of August 9, 2006 in Santa Maria.

Cooney/Montgomery

Vote: 5-0

Appeal process not applicable.

Deputy Appeal of Huddelston

3. 06APL-00000-00008

Single Family Dwelling

Los Alamos

Lorie Baker, Planner (805) 934-6254

Hearing on the request of William and Kathy Deputy, appellants, to consider the Appeal 06APL-00000-00008 [appeal filed on March 17, 2006], of the Planning and Development Department's decision to approve Land Use Permit 05LUP-00000-00326 for a new approximately 7,000 square foot single family dwelling, with attached garage, workshop, covered porch and access driveway in the AG-II-100 Zone District under Article III. The application involves AP Nos. 101-070-027 and -053, located in the Los Alamos area, Fifth Supervisorial District.

ACTION: Denied the Appeal, 06APL-00000-00008 and upheld the Land Use Permit, 05LUP-00000-00008.

Boysen/Montgomery

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

Steve Chase
Secretary to the Planning Commission