



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of June 22, 2005
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
MARC MCGINNES	2nd District	Betteravia Government Center
PARKER MONTGOMERY	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Vice Chair	Santa Maria, CA 93455
JACK BOYSEN	5th District, Chair	(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on Government Access Television (GATV) 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 GATV 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:** John Thorndike addressed the Commission regarding water issues on his property in Toro Canyon and asked who the liaison between the State and County is.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Cooney shared with staff and the Commission a recent court development. The U.S. Supreme Court took a number of headline type actions; one decision announced was the decision not to review a fifth circuit court of appeal opinion relating to the Endangered Species Act.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of May 25, 2005, June 1, 2005 and June 8, 2005 were considered as follows:
ACTION: Continued the Minutes of May 25, 2005 and June 1, 2005 to the hearing of July 6, 2005.
McGinnes/Montgomery **Vote: 5-0**
ACTION: Approved the Minutes of June 8, 2005, as revised.
McGinnes/Boysen **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.

XI. **STANDARD AGENDA:**

The Preserve at San Marcos Residential Project

01TRM-00000-00005

1. 01DVP-00000-00071

San Marcos Foothills Area

04EIR-00000-00003

Alan Hanson, Planner (805) 568-2854

Hearing on the request of Suzanne Elledge, Planning and Permitting Services, agent for the applicant, Bermant Development Corporation, to consider the following [application filed on September 5, 2001]:

- a) **01TRM-00000-00005** for approval of a Vesting Tentative Tract Map (VTTM) under County Code Chapter 21 to divide 377 acres to create a total of 22 lots comprising 177 acres (161 acres of residential development, a 10-acre parcel for dedication to the County for a public park and two open space parcels with an approximate combined total of 6 acres) and the remaining 200 acres comprising a Designated Remainder parcel in the PRD 75 Zone District under Article III. The Designated Remainder parcel, created by the proposed VTTM is not part of the proposed project and is under an option for conveyance to a local non-profit land conservation group;
- b) **01DVP-00000-00071** for approval of a Final Development Plan under the provisions of Article III of the PRD 75 Zone District, to develop 20 residential dwelling units with associated accessory buildings, landscaping and private open space, road system and utilities;

and to certify the proposed Final Environmental Impact Report, 04EIR-00000-00003, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant and unavoidable effects on the environment are anticipated in the following categories: Biological Resources and Geological Processes. Significant but mitigable impacts on the environment as a result of this project are anticipated in the following categories: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geological Processes, Hazardous Materials/Risk of Upset, Land Use, Noise, Public Facilities, Transportation/Circulation and Water Resources/Flooding. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara; the Goleta Branch Library, 500 North Fairview Avenue, Goleta; the Goleta Valley Community Center, 5679 Hollister Avenue, Goleta; the University of California, Santa Barbara Library, Santa Barbara; the Carpinteria Public Library, 5141 Carpinteria Avenue, Carpinteria; and the Montecito Public Library, 1469 East Valley Road, Montecito. The application involves AP Nos. 055-010-006, -007; 059-020-002, -011, -014, -016, -023, -024, -026 and -028, located in the San Marcos Foothills on the eastside of Highway 154, north of Foothill Road (SR192), in the unincorporated area of the Second Supervisorial District. (Continued from 9/16/04, 9/29/04, 10/21/04, 12/16/04, 1/05/05 and 3/3/05)

ACTION: Continued the item to the special hearing of June 29, 2005.

Valencia/Montgomery

Vote: 4-0-1 (McGinnes

abstained)

Appeal process not applicable.

**2. Formation and Operation of Regional Boards of Architectural Review North
County**

Ron Cortez, Deputy CEO (805) 568-3400
Jason Stillwell, Project Manager (805) 568-3400

The Planning Commission will receive a staff briefing on the formation and operation of Regional Boards of Architectural Review. (Continued from 6/8/05)

ACTION: Continued the item to the hearing of July 13, 2005.

Valencia/Montgomery

**Vote: 4-0 (Cooney absent)
Appeal process not applicable.**

03GPA-00000-00004

03RZN-00000-00004

03DVP-00000-00021

3. 03CUP-00000-00054 Winery Warehouse at Los Alamos Los Alamos

05NGD-00000-00006

Adam Baughman, Planner (805) 934-6263

Hearing on the request of Larry Thibeault, agent for the owner, The Winery at Los Alamos, LLC, to consider the following [application filed on June 18, 2003]:

- a) **03GPA-00000-00004** proposing to amend the Santa Barbara County Comprehensive Plan Land Use Element by applying the Agricultural Industry Overlay to the parcel;
- b) **03RZN-00000-00004** to rezone the property from 100-AG (Ordinance 661) to AG-II-40 (Article III);
- c) **03DVP-00000-00021** for approval of a Development Plan to develop an underground wine storage facility pursuant to Section 35-317 of Article III;
- d) **03CUP-00000-00054** for a Conditional Use Permit as required by the development standards of the Agricultural Industry Overlay of the Land Use Element;

and to approve the Negative Declaration 05NGD-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, Air Quality (short-term), Biological Resources, Cultural Resources, Fire, Geologic Processes, (short-term erosion), Hazardous Materials, Noise (short-term construction), Public Facilities, Water Resources and Flooding, and Public Facilities (solid waste generation). The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The ND is also available for review at the Orcutt Branch Library, 1157 East Clark Avenue, Orcutt and the Santa Maria Public Library, 420 South Broadway, Santa Maria. The application involves AP No. 101-100-023, located between Highway 101, Cat Canyon Road and Bell Street, Los Alamos area, Third Supervisorial District.

ACTION: Recommended that the Board of Supervisors approve the project with revisions to the findings and conditions of approval.

Valencia/McGinnes Vote: 3-0-1 (Montgomery abstained/Cooney absent)

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

4. **03TRM-00000-00003** **Clubhouse Estates**
TM 14,629 **Vesting Tentative Tract Map** **Vandenberg Village**
05EIR-00000-00004 Brian Tetley, Planner (805) 934-6589

Hearing on the request of Laurie Tamura, agent for the owner, Falconcrest Builders to consider Case No. 03TRM-00000-00003 [application filed on July 2, 2003] for approval under County Code Chapter 21 to divide 162.31 acres into 54 parcels, consisting of 52 residential lots, one retardation basin lot and one open space lot in the 10-R-1, 20-R-1, REC and RR-10 Zone Districts under Article III; and to certify the Environmental Impact Report 05EIR-00000-00004 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, Biological Resources, Noise and Water Resources. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 624 W. Foster Road, Santa Maria. The EIR is also available for review at the Vandenberg Village Library, 3755 Constellation Road, Lompoc. The application involves AP No. 097-371-008, located at the intersection of Burton Mesa Road and Clubhouse Road, Vandenberg Village area, Third Supervisorial District.

ACTION: **Continued the item to the hearing of August 3, 2005.**

Montgomery/McGinnes

Vote: 3-0 (Cooney/Valencia absent)
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