





VI. **CONCEPTUAL REVIEW:**

<b>09DVP-00000-00029</b> <b>09CUP-00000-00038</b> <b>09TPM-00000-00004</b> <b>CR-1. 10OSP-00000-00002</b>	<b>Clark Avenue Commercial Project Conceptual Review</b>	<b>Orcutt</b>
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John Karamitsos, Supervising Planner (805) 934-6255 Joyce Gerber, Planner (805) 934-6265		

Hearing on the request by Frances Romero of Urban Planning Concepts, for Pat Palangi, owner, for Conceptual Review by the County Planning Commission of the following:

- a) **09DVP-00000-00029** [application filed August 31, 2009] for a Final Development Plan to allow for the construction of three single-story commercial buildings consisting of (1) building A at approximately 4,510 square feet, (2) building B at approximately 4,729 square feet, and (3) building C, a drive-through restaurant of approximately 3,636 square feet, for a total development of approximately 12,938 square feet, in compliance with Section 35.82.080 of the County Land Use and Development Code;
- b) **09CUP-00000-00038** [application filed August 31, 2009] for a Major Conditional Use Permit to allow for a drive-through restaurant in compliance with Section 35.24.030 of the County Land Use and Development Code;
- c) **09TPM-00000-00004** [application filed August 31, 2009] for a Vesting Tentative Parcel Map (TPM 14,764) in compliance with County Code Chapter 21 to divide one lot of 1.44-acres (gross)/1.39 acres (net) into three lots with gross sizes of 0.375 acres (proposed Parcel A), 0.484 acres (proposed Parcel B) and 0.583 acres (proposed Parcel C). Proposed easements consist of (1) a reciprocal easement for access, parking and drainage for the benefit of all parcels, (2) a public utility easement for the benefit of all parcels and (3) a 10-foot wide public utility easement; and
- d) **10OSP-00000-00002** [application filed April 28, 2010] for an Overall Sign Plan for the Clark Avenue Commercial shopping center. Signs would consist of the following: one shopping center identification wall sign of approximately 40 square feet, 22 wall signs of approximately 14 square feet each for a total of 308 square feet, a monument sign of approximately 56 square feet and one menu board of as yet undermined size that would comply with the requirements of the Section 35.38.100 G of the County Land Use and Development Code.

This project is located at the south east corner of Clark Avenue and Stillwell Road on AP No. 103-750-038, commonly known as Key Site 4 in the Orcutt area, Fourth Supervisorial District.

**ACTION:** At the Planning Commission hearing of June 30, 2010, comments were made by individual Planning Commissioners. Commissioner Blough abstained from discussion of this item.

VII. **STANDARD AGENDA:**

<b>1. 08DVP-00000-00007</b> <b>09NGD-00000-00004</b>	<b>Plantel Nurseries Development Plan</b>	<b>Orcutt</b>
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John Karamitsos, Supervising Planner (805) 934-6255 Dana Carmichael, Planner (805) 934-6266		

Hearing on the request of Mr. Ray Severn, agent for Plantel Nurseries, Inc., owner, to consider Case No. 08DVP-00000-00007, [application filed on February 26, 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-100, for the phased construction of a new seed transplanting nursery of approximately 1,014,720 square feet; and to adopt the Negative Declaration 09NGD-00000-00004 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, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Hazardous Materials/Risk of Upset, Noise, 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. The application involves AP No. 129-170-004, located at 2775 E. Clark Avenue, in the Orcutt area, Fourth Supervisorial District.

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

**Valencia/Blough**

**Vote: 5-0**

**10 day appeal period; fee required.**

2.	<b>08TPM-00000-00017</b> <b>10GOV-00000-00006</b>	<b>Hanson Tentative Parcel Map</b>	<b>Santa Ynez</b>
	09NGD-00000-00002	John Karamitsos, Supervising Planner (805) 934-6255 Dana Carmichael, Planner (805) 934-6266	

Hearing on the request of Brett Jones of Jones & Jones, LLP, agent for Mr. and Mrs. Donald Hanson, owners, to consider the following:

- a) **08TPM-00000-00017** [application filed on December 20, 2001] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 40.07 acres gross / 39.61 acres net into 2 lots of 20.04 acres gross / 19.58 acres net (proposed Parcel 1), and 20.03 acres gross/net (proposed Parcel 2), on property zoned AG-I-20;
- b) **10GOV-00000-00006** [application filed on May 28, 2010] for a determination that abandonment and sale of approximately 19,841 square feet of area underlying the Baseline Avenue right-of-way is consistent with the Comprehensive Plan of the County of Santa Barbara, pursuant to Government Code Section 65402 on property zoned AG-I-20;

and adopt the Negative Declaration (09NGD-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, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Noise, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department 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. The application involves AP No. 141-070-019 located at 4815 Baseline Avenue, in the Santa Ynez area, Third Supervisorial District.

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

**Brooks/Cooney**

**Vote: 5-0**

**10 day appeal period; fee required.**

3. **TM 14,753**  
**08TRM-00000-00005** **Haas Tract Map** **Buellton**  
10NGD-00000-00007 John Karamitsos, Supervising Planner (805) 934-6255  
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Annette Fair, Moulinie Designs, agent for Frank and Anke Ev Haas, owners to consider Case No. 08TRM-00000-00005/TM 14,753, [application filed on July 17, 2008] for approval of a Tentative Map in compliance with County Code Chapter 21 to divide 8.03 acres into eight lots of 1 acre each, gross, on property zoned 1-E-1; and to adopt the Negative Declaration (10NGD-00000-00007) 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, Air Quality, Biological Resources, Cultural Resources, Energy, Geologic Processes, Hazardous Materials, Noise, Public Facilities, and Water Resources/Flooding. The Negative Declaration (ND) and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara, CA 93101 or 624 West Foster Road, Suite C, Santa Maria CA 93455, the Santa Maria Public Library, 421 S. McClelland Street, Santa Maria, CA 93454, and Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101. The application involves Assessor Parcel Number 099-600-045, located west of the intersection of Camino San Carlos and Jonata Park Road, Buellton area, Third Supervisorial District.

**ACTION: Continued to the hearing of July 7, 2010, at the request of the Commission.**

**Brooks/Valencia**

**Vote: 5-0**

**Appeal process not applicable.**

4. **10GPA-00000-00001** **Seismic Safety and Safety Element Update** **Countywide**  
10NGD-00000-00010 Derek Johnson, Director, Long Range Planning (805) 568-2072  
Nathan Eady, Planner (805) 568-2019  
Paul Clementi, Planner (805) 568-2048

Hearing on the request of the Planning and Development Department to consider Case No. 10GPA-00000-0001 proposing to:

- 1) Amend the Santa Barbara County Comprehensive Plan through adoption of the proposed updates to the Seismic Safety and Safety Element, Land Use Element, and Conservation Element; and
- 2) Accept the Final Seismic Safety and Safety Element, Land Use Element, and Conservation Element Update Negative Declaration (10NGD-00000-00010) as adequate environmental review for Case No. 10GPA-00000-00001, pursuant to the State Guidelines for implementation of the California Environmental Quality Act.

**ACTION: Accepted staff recommendations.**

**Valencia/Blough**

**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](http://www.sbcountyplanning.org)

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Dianne Meester Black  
Secretary to the Planning Commission

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