



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of July 11, 2007  
9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	County of Santa Barbara
CECILIA BROWN	2nd District	Betteravia Government Center
DAVID SMYSER	3rd District, Vice Chair	511 East Lakeside Parkway
JOE H. VALENCIA	4th District	Santa Maria, CA 93455
DANIEL BLOUGH	5th District	(805) 568-2000 (Planning & Development)

**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 the Planning Commission Hearings are on Fridays at 5:00 P.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. **AGENDA STATUS REPORT:** Presented by Dianne M. Black.
- V. **PROJECTION REPORT:** Presented by Dianne M. Black.
- VI. **PUBLIC COMMENT:** Parker Montgomery addressed the Commission regarding planning issues and the role of the Planning Commission.  
  
John Thorndike addressed the Commission regarding battles with the District Attorney on real estate fraud.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia announced that he attended the Veteran's Memorial Ball where veterans were honored for their service. Commissioner Valencia also announced that that the Veteran's building was in need for repair and that staff please consider the allocation of funds in the future.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of June 12, 2007 and June 27, 2007 were considered as follows:  
  
**ACTION:** **Approved the Minutes of June 1, 2007.**  
**Brown/Blough**                      **Vote: 5-0**  
  
**ACTION:** **Approved the Minutes of June 27, 2007, as revised.**  
**Valencia/Brown**                      **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**  
Presented by John Baker, Director, Planning and Development.

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

**C-1. 07GOV-00000-00007**                      **Public Works Quitclaim**                      **Gaviota**  

---

CEQA N/A    Anne Almy, Supervising Planner, (805) 568-2053  
Mark Walter, Planner (805) 568-2852

Hearing on the request of Jeff Havlik, Real Property Agent, Public Works, to consider Case No. 07GOV-00000-00007 [application filed on June 13, 2007] for a determination that the quitclaim of an existing easement for a well and the granting of new easements for a new well, water storage tanks and water pipeline is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code 65402(c) The application involves AP No. 081-150-032, located immediately north of Highway 101, known as 14550 Calle Real, in the Gaviota area, Third Supervisorial District.

**ACTION: Found the application inconsistent with the General Plan with the information submitted.**

**Smyser/Valencia**

**Vote: 4-0-1 (Blough abstained)  
Appeal process not applicable.**

XII. **CONCEPTUAL REVIEW:**

**CR-1. 05SPP-00000-00002**                      **Key Site 11 English-Joseph**                      **Santa Maria**  

---

Gary Kaiser, Supervising Planner (805) 934-6259  
Michael Hays, Planner (805) 934-6263

Hearing on the request of Coker Elsworth, agent for the owners, English-Joseph Property Investments, for Conceptual Review of Case No. 05SPP-00000-00002 [application filed on December 16, 2005] for a Specific Plan for Orcutt Key Site 11 to allow 98,806 square feet of mixed use development consisting of 30 apartment units and over 56,806 square feet of commercial development. The project would be two stories with surface and underground parking (315 spaces). Approximately 37,000 cubic yards of grading would be required. The application involves AP No. 103-181-006, located at 250 East Clark Avenue, Orcutt area, Fourth Supervisorial District.

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

**Blough:**

- Would like to see project go forward.
- Concerned with Orcutt Road traffic conflict issues if Car Wash project is built.
- Would like to see more residential units in this project.

**Brown:**

- Expressed concerns of the Conceptual Review process in terms of this project.
- Noted that there are several potential problems with the proposed on-site circulation system relating to turning movements and driveway conflicts.
- Commented on the size and bulk of the east end of Bldg. A. and the need for architectural treatment that does not impact surrounding neighbors.

- Would like to see the applicant work with the Orcutt community for planting of trees on the open space parcel.
- Cooney:**
  - Made several comments regarding infrastructure and that sometimes projects get built ahead of the required larger roadways, etc.
  - Any project can make conflicts with insufficient infrastructure even worse.
- Smyser:**
  - Concerned with left-turn conflicts both into and exiting the project site.
  - Questioned staff regarding sufficient notice of hearing to the public.
  - Noted that the Specific Plan review process will provide full disclosure to the public of all components of the project.
  - Appreciated the willingness of the applicant to preserve and enhance the open space area and encouraged continuing dialogue with the community.
  - Expressed his concerns regarding turning movements onto and off of Clark Ave.
  - Stated that the residential component must be well thought out and residents' safety issues need to be addressed.
- Valencia:**
  - Commented that he would like to see the project move forward and the results of the traffic study should be used to enhance the design of the project.
- Stated that he would like to see better window treatments for Buildings A, B and D.

**XIII. STANDARD AGENDA:**

1. **03CUP-00000-00037** **Diamond Rock Sand,**  
**03RPP-00000-00002** **Gravel Mine and Processing Facility** **Maricopa/Ventucopa**  
**05EIR-00000-00001** Gary, Kaiser, Supervising Planner, (805) 934-6259  
Steve Rodriguez, Planner (805) 682-3413

Hearing on the request of West Coast Environmental, representatives for the leaseholder and mine operator, Troesh Materials Inc., to consider conceptual approval on the following [application filed on June 17, 2003]:

- a) **03CUP-00000-00037** for a Conditional Use Permit to allow the establishment of a new sand and gravel extraction and processing facility under the provisions of Chapter 35 – County Land Use and Development Code (LUDC), Zone U (Ordinance 661) and A-II-40 (LUDC);
- b) **03RPP-00000-00002** for approval of a Reclamation Plan for the establishment of a new sand and gravel extraction and processing facility under the provisions of Chapter 35 – County Land Use and Development Code (LUDC), Zone U (Ordinance 661) and A-II-40 (LUDC);

and to approve Environmental Impact Report 05EIR-00000-00001 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 regarding Air Quality due to emission of oxides of nitrogen (NOx) from equipment at the project site. The proposed project would also result in significant but mitigable effects related to Drainage and Flooding, Geologic Hazards, Biological Resources, Traffic, Noise, Air Quality, Visual Resources and "Quality of Life" issues in the vicinity of the project site. The proposed project would involve 132.64 acres of AP Nos. 149-220-002; -011; and -065, located immediately west of State Highway 33, approximately six miles south of its junction with State Highway 166, in the Maricopa/Ventucopa area, Fifth Supervisorial District.

**ACTION: Conceptually approved the project, with revisions to the findings and conditions of approval.**

**Blough/Valencia**

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

2. **04TPM-00000-00010**      **Burinda Tentative Parcel Map**      **Santa Maria**  
07NGD-00000-00010      Gary Kaiser, Supervising Planner, (805) 934-6259  
Dana Carmichael, Planner (805) 934-6266

Hearing on the request of Sid Goldstien, agent for the owner, Gus Burinda, to consider Case No. 04TPM-00000-00010 (TPM 14,656) [application filed on July 2, 2004] for approval of a Vesting Tentative Parcel Map under County Code Chapter 21 to subdivide an existing 41.01 acre parcel into four parcels of 10.0 gross acres (proposed parcel 1), 10.0 gross acres (proposed parcel 2), 10.0 gross acres (proposed parcel 3), and 11.01 gross acres (proposed parcel 4) in the RR-10 Zone under Section 35.23.050 of the Santa Barbara County Land Use and Development Code; and to approve Negative Declaration 07NGD-00000-00010 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, Biological Resources, Cultural Resources, Geologic Processes, Noise, and Water Resources. 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 Santa Maria Public Library located at 420 S. Broadway, Santa Maria, CA, 93454. The application involves AP No. 129-151-040, located at 2298 E. Clark Avenue, in the Santa Maria area, Fourth Supervisorial District.

**ACTION: Approved the project, with revisions to the conditions of approval.**

**Valencia/Smyser**

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

3. **06CUP-00000-00053**  
**06DVP-00000-00011**      **Gloria Dei Lutheran Addition**      **Orcutt**  
Exempt, CEQA Section 15301      Gary Kaiser, Supervising Planner, (805) 934-6259  
Joyce Gerber, Planner (805) 934-6265

Hearing on the request of Charles Cebulla, agent for Greg Kinzi, Pastor of Gloria Dei Lutheran Church, to consider the following [application filed on August 14, 2006]:

- a) **06CUP-00000-00053** for a Conditional Use Permit revision allowing new construction of a 5,525 square foot church sanctuary, 1,583 square feet of sidewalks, and 425 square feet of covered porches in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned DR-6;

- b) **06DVP-00000-00011** 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 DR-6, to develop a 5,525 square foot church sanctuary, 1,583 square feet of sidewalks, and 425 square feet of covered porches;

and to accept the Exemption pursuant to Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 107-250-015, located at 4380 Orcutt Road, 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.**

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)

---

Dianne M. Black  
Secretary to the Planning Commission