



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of July 20, 2011
9:00 a.m.

C. MICHAEL COONEY 1st District, Vice-Chair
CECILIA BROWN 2nd District
MARELL BROOKS 3rd District
JOE H. VALENCIA 4th District, Chair
DANIEL BLOUGH 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: *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 David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Cooney reported on a recent California Supreme Court decision pertaining to the City of Manhattan Beach's plastic bag ordinance.
- VIII. **MINUTES:** The Minutes of July 6, 2011 were considered as follows:

ACTION: Approved the Minutes of July 6, 2011.

Brown/Brooks Vote: 5-0

- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**

**09GPA-00000-00005
10RZN-00000-00003
10DVP-00000-00011
10TRM-00000-00003
TM 14,770**

- 1. **10RDN-00000-00007 Terrace Villas Orcutt**
11NGD-00000-00007 John Karamitsos, Supervising Planner (805) 934-6255
Dana Carmichael, Planner (805) 934-6266

Hearing on the request of Frances Romero of Urban Planning Concepts, agent for Western Sky Development, owner, to consider the following:

- a) **09GPA-00000-00005** [application filed on May 1, 2009] proposing to amend the Orcutt Community Plan (OCP) Land Use Designations Map to change the land use designation from Residential 8.0 units/acre (Res-8.0) to Residential 4.6 units/acre (Res-4.6) on property zoned Design Residential, 3.3 units/acre (DR-3.3);
- b) **10RZN-00000-00003 & 10DVP-00000-00011** [applications filed on July 27, 2010] proposing to rezone 5.39 acres from Design Residential 3.3 units/acre (DR-3.3) to Small Lot Planned Development (SLP) in compliance with Chapter 35.104 of the County Land Use and Development Code; and approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop 16 single family custom homes, tract grading, installation of tract roads, public services and utilities, common open space, and landscaping, on property zoned DR-3.3;
- c) **10TRM-00000-00003/TM 14,770** [application filed on July 27, 2010] for approval of a Tentative Map in compliance with County Code Chapter 21 to divide 5.39 acres into 20 lots ranging from 7,555 square feet. to 39,999 square feet, on property zoned DR-3.3;
- d) **10RDN-00000-00007** [application filed on July 27, 2010] for approval of the naming of a proposed private road which will serve the Terrace Villas subdivision in compliance with Chapter 35.76 of the County Land Use and Development Code, on property zoned DR-3.3 ; and to

adopt the Negative Declaration (11NGD-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, Geologic Processes, Noise, Public Facilities 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 18 existing parcels identified as AP Nos. 129-300-001 through -021 located on the east side of Stillwell Road, approximately 1,250 feet south of the Clark Avenue/Stillwell Road intersection, and 1,800 feet west of U.S. Highway 101 commonly known as 5320 Stillwell Road, Orcutt Community Planning area, Fourth Supervisorial District. (Continued from 5/11/11)

ACTION: Recommended that the Board of Supervisors make the required findings, adopt the Negative Declaration and mitigation monitoring program, as revised, approve the rezone (10RZN-00000-00003), approve a Comprehensive Plan Amendment (09GPA-00000-00005), and approve the project, with revisions to the Conditions of Approval.

Brooks/Brown **Vote: 5-0**
Appeal process not applicable.

06GPA-00000-00016
06RZN-00000-00007
06DVP-00000-00015
TM 14,714
06TRM-00000-00004

2.	10CUP-00000-00001	Orcutt Key Site #3	Orcutt
	10-EIR-04 & 95-EIR-01	Zoraida Abresch, Supervising Planner (805) 934-6585 John Zorovich, Planner (805) 934-6297	

Hearing on the request of John Franklin, on behalf of the owner, SB Clark, LLC, to consider the following on property located in the RR-10/MR-O zones:

- a) **06GPA-00000-00016** [application filed October 2, 2006] for a Comprehensive Plan Amendment proposing to amend the Santa Barbara County Orcutt Community Plan by changing the Land Use Designation from Residential Ranchette to Planned Development;
- b) **06RZN-00000-00007** [applications filed October 2, 2006] for a Zoning Map Amendment with a Development Plan proposing to rezone 138.6 acres from RR-10 to PRD in compliance with Chapter 35.104 of the County Land Use and Development Code
- c) The conceptual redesign of **06DVP-00000-00015** [applications filed October 2, 2006] for a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop 125 residential units;
- d) The conceptual redesign of **06TRM-00000-00004/TTM 14,714** [application filed October 2, 2006] for a Tentative Map in compliance with County Code Chapter 21 to divide 138.6 acres into: 1) 125 residential lots that range in size from 3,422 square feet to 20, 047 s.f. 2) seven private open space lots; 3) seven lots for private roadways; and, 4) two lots for condominium development, on property zoned RR-10/MR-O;

The application involves AP No. 129-151-026, located approximately 0.5 miles south of the Clark Avenue /U.S. Highway 101 intersection, Orcutt area, Fourth Supervisorial District.

(Continued from 4/13/11)

ACTION: Continued the item to the hearing of October 12, 2011, and provided individual comments on the project.

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

Dianne M. Black
Secretary to the Planning Commission