



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of August 8, 2007  
9:00 a.m.

C. MICHAEL COONEY 1st District, Chair  
CECILIA BROWN 2nd District  
DAVID SMYSER 3rd District, Vice Chair  
JOE H. VALENCIA 4th District  
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 Dianne M. Black. Live coverage of the Planning Commission hearing was not available due to the live coverage of the Zaca Wildlife Fire.
- III. **ROLL CALL:** Commissioner Smyser was absent. Commissioner Cooney recused from himself from Item No. 6, Rancho San Fernando Rey Lot Line Adjustment.
- IV. **AGENDA STATUS REPORT:** Presented by Dianne M. Black.
- V. **PROJECTION REPORT:** Presented by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia announced that the Annual Statewide Planning Commissioner's Conference will be taking place in October in Lake Tahoe. Commissioners interested on attending should notify Ms. Mendoza so arrangements can be made.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of July 25, 2007 were considered as follows:  
**ACTION:** **Approved the Minutes of July 25, 2007.**  
**Valencia/Blough** **Vote: 4-0 (Smyser absent)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Dianne M. Black, Director, Development Services. Ms. Black briefed the Commission on the status of the Zaca Wildlife Fire.



- 07AGP-00000-00006**  
**3. 07RZN-00000-00008 Work New Contract and Rezone Lompoc**  
Exempt, CEQA Sections Alice McCurdy, Supervising Planner (805) 934-6256  
15317 and 15061(b)(3) Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Peter and Rebecca Work, to consider the following [application filed on May 23, 2007]:

- a) **07AGP-00000-00006** for creation of an Agricultural Preserve and entering into an Agricultural Preserve Contract with Santa Barbara County pursuant to the Williamson Act, Government Code Section 51200 et. seq. and the Santa Barbara County Uniform Rules;
- b) **07RZN-00000-00008** proposing to rezone 81.50 acres from 100-AG (Ordinance 661) to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code;

and to accept the Exemptions pursuant to §15317 and §15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 099-210-070, located approximately 975 feet southwest of the intersection of Highway 246 and Domingos Road, known as 7253 Santos Road, Lompoc area, Third Supervisorial District.

**ACTION: Recommended that the Board of Supervisors approve the project with revisions to the staff report, Section 2, Recommendation and Procedures.**

**Brown/Blough**

**Vote: 4-0 (Smyser absent)**

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

- 06TPM-00000-00021 McCombs Tentative Parcel Map Solvang**  
**4. 07NGD-00000-00002**  
John Karamitsos, Supervising Planner (805) 934-6255  
Brian Tetley, Planner (805) 934-6589

Hearing on the request of John Stahl, agent for the owner, Jerry and Sheila McCombs, to consider Case No. 06TPM-00000-00021/TPM 14,710 [application filed on July 28, 2006] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 10.2 acres into two lots of 5.1 acres, on property zoned AG-I-5; and to approve the Negative Declaration 07NGD-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, Biological Resources, Cultural Resources, Noise, and Water Resources/Flooding. 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 Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP No. 139-040-038, located at 2245 Coyote Creek Road, in the Solvang area, Third Supervisorial District.

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

**Valencia/Blough**

**Vote: 4-0 (Smyser absent)  
10 day appeal period; fee required.**

5. **01TPM-00000-00006** **Thomson Tentative Parcel Map** **Santa Ynez**  
06NGD-00000-00030 John Karamitsos, Supervising Planner (805) 934-6255  
Brian Tetley, Planner (805) 934-6589

Hearing on the request of Harrell Fletcher agent for the owner, Victor Thomson to consider Case No. 01TPM-00000-00006/TPM 14,568 [application filed on March 6, 2001] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 1,134.7 acres into three lots of 570.4 (Proposed Parcel One), 282.2 (Proposed Parcel Two), and 282.2 (Proposed Parcel Three) gross acres, on property zoned AG-II-100; and to approve the Mitigated Negative Declaration No. 06NGD-00000-00030 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: air quality, biological resources, cultural resources, fire protection, geologic processes, and water resources/flooding. 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 Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP Nos. 141-270-001, -002, -003, -004, and -007, located beyond the terminus of Alisos Avenue, approximately 1,200 feet south of Happy Canyon Road in the Santa Ynez area, Third Supervisorial District.

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

**Blough/Valencia**

**Vote: 3-1 (Cooney no/Smyser absent)  
10 day appeal period; fee required.**

**\*\*Moved that Commissioner Valencia serve as Chair for the Rancho San Fernando Rey Lot Line Adjustment project.**

**Blough/Brown**

**Vote: 3-0 (Cooney recused/Smyser absent)**

6. **94LLA-00000-00001** **Rancho San Fernando** **Cachuma Lake**  
Rey Lot Line Adjustment John Karamitsos, Supervising Planner (805) 934-6255  
Brian Tetley, Planner (805) 934-6589

Hearing on the request of Mr. Pat Yochum, agent for the owner, Mr. Michael Cooney, Trustee, to consider Case No. 94LLA-00000-00001 [application filed on March 18, 1994] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between three lots of 3,047 acres to reconfigure into three lots of 3,047 acres on property located in the AG-II-100 zone; and to approve the Mitigated Negative Declaration No. 05NGD-00000-00027 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: biological resources, cultural resources, geologic processes, hazardous materials/risk of upset, and noise. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara (or 624 W. Foster Rd., Santa Maria). The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP Nos. 145-160-069, 145-170-034, 145-190-001, and 145-190-002, located at 161 Paradise Road, in the Cachuma Lake area, Third Supervisorial District.

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

**Blough/Brown**

**Vote: 3-0 (Cooney recused/Smyser absent)  
10 day appeal period; fee required.**

7. **07APL-00000-00013** **Vander Meulen Appeal** **Orcutt**  
**of Conley Lot Split**  
Gary Kaiser, Supervising Planner (805) 934-6259  
Joyce Gerber, Planner (805) 934-6265

Hearing on the request of John and Michelle Vander Meulen, appellants, to consider Case No. 07APL-00000-00013 [appeal filed on April 19, 2007], of the Zoning Administrator's decision to approve 06TPM-00000-00003/TPM 14,693 for a three way land division under County Code Chapter 21, to divide 3.23 acres gross (3.01 acres net) into three lots of approximately 1.0 acres (gross and net), 1.01 acres (gross and net), and 1.23 acres gross (1.01 acres net) on property zoned 1-E-1. The application involves AP No. 105-010-032, located at 1390 Solomon Road, in the Orcutt area, Fourth Supervisorial District.

**ACTION:** Moved not to accept a late submittal into the record from Michelle Vander Meulen.

**Blough/Valencia**

**Vote: 4-0 (Smyser absent)**

**ACTION:** Conceptually denied the Appeal, upheld the Zoning Administrator's approval of 06TPM-00000-00003 granted de novo approval of the Lot Split and continued the item to the consent agenda of the August 22, 2007 hearing in Santa Maria.

**Valencia/Blough**

**Vote: 4-0 (Smyser 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](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Planning Commission