

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

Adam Baughman, 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 Ket Site 11 to allow 98,806 square feet of mixed use development consisting of 30 apartment units 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. The Commission made the following comments on the project:**

- Boysen:**
- Recommends incorporation of Chevron site into the project if possible.
 - Very concerned about solving traffic problems on Clark Avenue with yet another signal. There are too many already.
 - Strongly encourages the developer to secure supplemental water for the site now rather than later. This has been a problem for other developers in the past as they have received approvals for development but are unable to construct due to no water.
 - Mixed-use is good if commercial uses below are conducive to the residential uses above.
 - The more self-contained the site can be designed, the better; dual commercial and residential ownership would be good (i.e., commercial shop owners living onsite).
- Brown:**
- Concerned about the scale of the proposed project and the compatibility of the commercial and residential uses.
 - Development of residential units with patios that overlook the Chevron station may not be appropriate.
 - The proposal appears to be greatly overparked. A conjunctive use of parking should be considered and parking reduced.
 - The view from Clark Avenue will be greatly impacted and needs review by the NBAR. This proposal may not fit, especially with the exposed parking structure. Landscaping will be a key element.
- Cooney:**
- Traffic issues are of utmost importance as the pressure on Clark Avenue is already great.
 - The bike path and walking paths need to eventually lead one into Old Town Orcutt instead of requiring people to walk on the shoulders of Clark Avenue.
- Smyser:**
- Reserved his comments until after review by the NBAR.
- Valencia:**
- Show the street lane lines on the site maps.
 - Traffic is a very important issue, having too much parking is better than not enough parking.
 - Recommends continuance to allow review by the North County Board of Architectural Review (NBAR) and by the Orcutt Area Advisory Group (OAAG) and more detail on the recreational portions.

ACTION: Continued the item to the Special Hearing of September 19, 2006 in Santa Maria.

Valencia/Boysen

Vote: 5-0

Appeal process not applicable.

XII. CONSENT AGENDA ITEMS AND PROCEDURE:

C-1. 06TEX-00000-00009 Santa Maria Pacific, LLC Northwest Casmalia Exploratory Oil Production Plan Time Extension Casmalia
Joyce Gerber, (805) 934-6265

Hearing on the request of Ramon Elias, Santa Maria Pacific, LLC to consider Case No. 06TEX-00000-00009 [application filed on May 5, 2006] for a two year time extension to June 7, 2006. The application involves AP Nos. 113-190-005, 113-200-008, 113-220-008, -009, -010, 113-230-001, 113-230-006, -007, 113-260-002, 113-270-001 and 113-270-004, Casmalia area, Fourth Supervisorial District.

ACTION: Approved the Time Extension, with revisions to the findings.

Cooney/Boysen

Vote: 5-0

10 day appeal period; fee required.

XIII. STANDARD AGENDA:

1. 05TPM-00000-00015 06VAR-00000-00001 Meyer Lot Split and Variance Orcutt
Exempt, CEQA Section 15270 Frances Romero, Planner (805) 934-6266

Hearing on the request of Harrell Fletcher, agent for the owner to consider the following:

- a) **05TPM-00000-00015** [application filed on August 10, 2005] for approval under County Code Chapter 21 to divide 4.25 acres into three parcels of the following widths: 161 feet, 87 feet and 88 feet in the 1-E-1 Zone District under Article III;
- b) **06VAR-00000-00001** [application filed on January 17, 2006] for a variance from the width regulations under the provisions of the 1-E-1 Zone District of Article III to allow the 87 and 88 foot widths instead of the required 120 foot width;

and to accept the Exemption pursuant to Section 15270 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 103-181-013, located 0.4 miles east of the intersection of Clark Avenue and Highway 135, Orcutt area, Fourth Supervisorial District. (Continued from 5/10/06 and 6/29/06)

ACTION: Dropped the item from the agenda at the request of the applicant.

Boysen/Smyser

Vote: 5-0

Appeal process not applicable.

2. 06APL-00000-00011 Daniels Single Family Dwelling Appeal Orcutt
Frances Romero, Planner (805) 934-6266

Hearing on the request of Harrell Fletcher, agent for the owner, Dave Daniels, to consider the Appeal 06APL-00000-00011 [appeal filed on March 30, 2006], of the Planning and Development Department's decision to deny Land Use Permit application 05LUP-00000-01095 for the construction of an 8,111 square foot single family dwelling, in the RR-10 Zone

District under Article III. The application involves AP No. 129-151-038 located in the Orcutt area, Fourth Supervisorial District. (Continued from 6/14/06)

ACTION: Dropped the item from the agenda at the request of the applicant.
Boysen/Smyser **Vote: 5-0**
Appeal process not applicable.

3. **04CUP-00000-00056**
04RPP-00000-00003 **Live Oaks Shale** **Buellton**

06NGD-00000-00011 Steve Rodriguez, Planner (805) 934-6250

Hearing on the request of Sid Goldstien, agent for the owner, John Daniels, to consider the following [application filed on August, 20, 2004]:

- a) **04CUP-00000-00056** for a Conditional Use Permit allowing the continued operation of a shale quarry under the provisions of Article III Zoned AG-II-100;
- b) **04RPP-00000-00003** for approval of a Reclamation Plan for for an existing shale quarry Zoned AG-II-100 under Article III;

and to approve the Negative Declaration, 06NGD-00000-00011 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, and Biological Resources. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The application involves AP No. 137-270-015, Buellton area, Third Supervisorial District.

ACTION: Conceptually approved the project, with revisions to the conditions of approval and continued the item to the hearing of October 11, 2006, in Santa Maria.
Smyser/Brown **Vote: 5-0**
Appeal process not applicable.

4. **06APL-00000-00021** **Stout Appeal of Baehner**
Detached Residential Second Unit **Santa Ynez**

Exempt, CEQ Section 15303(a) Shelly Ingram, Planner (805) 934-6264

Hearing on the request of Curt Moniot, agent for the owner, George Stout, to consider the Appeal 06APL-00000-00021 [appeal filed on July 29, 2006], of the Planning and Development Department's decision to approve a Minor Conditional Use Permit, 06CUP-00000-00021, to validate an existing approximately 998 square foot detached residential second unit and attached garage previously approved in as a single family dwelling, in the AG-I-10 Zone District under Article III. The application involves AP No. 135-320-040, located at 2840 Montecielo Road, Santa Ynez area, Third Supervisorial District.

ACTION: Denied the Appeal and upheld the Land Use Permit.
Smyser/Brown **Vote: 4-1 (Cooney no)**
10 day appeal period; fee required.

5. **04TPM-00000-00005** **Nathe Tentative Parcel Map** **Tepusquet**

06NGD-00000-00019 John Zorovich, Planner (805) 934-6297

Hearing on the request of Harrell Fletcher, agent for the owner, Craig Nathe, to consider Case No.04TPM-00000-00005 [application filed on February 6, 2004] for approval under County

Code Chapter 21 to divide 154.94 acres into three developable parcels of 20 acres, 40.03 acres and 40.44 acres, and one designated remainder of 54.47 acres which is not developable in the 40-U and 20-U Zone Districts under Ordinance 661; and to approve the Negative Declaration 06NGD-00000-00019 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, Fire Protection, Geologic Processes, Cultural Resources, 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 Library, 420 S. Broadway Avenue, Santa Maria. The application involves AP No. 131-200-017, located at 1355 Tepusquet Road, Tepusquet area, Fifth Supervisorial District.

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

Boysen/Smyser

Vote: 5-0

10 day appeal period; fee required.

6. 06DVP-00000-00010 Arroyo Hondo Steelhead Passage Gaviota
Mark Walter, Planner (805) 568-2852

Hearing on the request of Jim Mazza, The Land Trust for Santa Barbara County, to consider Case No. 06DVP-00000-00010 [application filed on June 27, 2006] for approval of a Final Development Plan under the provisions of Article II of the TC and RR-40 Zone Districts, to develop modifications to Arroyo Hondo Creek and associated culverts; and to consider the Negative Declaration prepared by the Department of Fish and Game for purposes of approving the project. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Biological Resources and Noise. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The application involves property owned by Cal Trans (no APN) and AP Nos. 081-010-005, 081-150-002, and -010, located in the Gaviota area, Third Supervisorial District.

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

Smyser/Brown

Vote: 5-0

10 day appeal process; no fee required; Coastal Zone.

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
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Zoraida Abresch
For Dianne Meester Black, Secretary to the Planning Commission