



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of August 22, 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:** Commissioner Smyser was absent for Item No. 1, Herthel-Montanaro Lot Line Adjustment Appeal.
- 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 asked what the status is on his request for a report on housing allocation since the year 2000 with percentages and all amounts for all districts that have been built  
  
Commissioner Smyser announced his resignation from the Planning Commission. His last day on the Commission will be September 5, 2007.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Ms. Black presented the Commission with a list of trainings and briefings received by staff and other County departments from August 2005 through July 2007. Ms. Black provided the Commission with an update on the Zaca Fire.
- IX. **MINUTES:** The Minutes of August 8, 2007 were considered as follows:  
  
**ACTION:** **Approved the Minutes of August 8, 2007, as revised.**  
**Brown/Blough**                      **Vote: 4-0-1 (Smyser abstained)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by John Baker, Director, Planning and Development, via remote testimony.
- XI. **CONSENT AGENDA ITEMS AND PROCEDURE:** **Items C-2, Greka North Orcutt Pipeline and C-3, Caltrans Excess Land Purchase were moved to the Standard Agenda.**

**Vander Meulen Appeal  
of Conley Lot Split**

**C-1. 07APL-00000-00013** **Orcutt**

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. (Continued from 8/8/07)

**ACTION: Adopted the findings, denied the Appeal, 07APL-00000-00013, upholding the Zoning Administrator's approval and granted de novo approval of 06TPM-00000-00003.**

**Valencia/Blough**

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

**C-2. 06TEX-00000-00016** **Orcutt**  
**Greka North Orcutt Pipeline**

John Karamitsos, Supervising Planner (805) 934-6255  
Brian Tetley, Planner (805) 934-6589

Hearing on the request of Greka Oil & Gas, Inc., to consider Case No. 06TEX-00000-00016 [application filed on August 2, 2006] for a one year time extension to six years from the date of project approval to August 22, 2008; and to accept (97-ND-41) and addendum as adequate Environmental Review for Case No. 06TEX-00000-00016 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 107-150-002, 107-240-005, -006, -008, 107-470-002, -003, -007, -008, -011, and 107-750-070, -071, located at 4310 Hummel Drive, in the Orcutt area, Fourth Supervisorial District.

**ACTION: Approved the Time Extension, 06TEX-00000-00016 and requested that the Planning Commission be briefed on the project within 60 to 90 days.**

**Valencia/Smyser**

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

**C-3. 07GOV-00000-00010** **Lompoc**  
**Caltrans Excess Land Purchase**

Alice McCurdy, Supervising Planner (805) 934-6256  
Jeanne Bozzano, Planner (805) 934-6283

Hearing on the request of Connie Smith, agent for General Services Real Properties Department, to consider Case No. 07GOV-00000-00010 [application filed on August 2, 2007] for a determination that the purchase of excess Caltrans's land in fee ownership by the county (through a real property transaction where vesting of the property would be held by the County of Santa Barbara) for open space use is consistent with the County of Santa Barbara Comprehensive Plan pursuant to Government Code Section 65402(c). This site is identified as 2261-01-01 (Parcel 2262) and 2265-01-01 (Parcel 2265), located adjacent to the Burton Mesa and Harris Grade Road intersections, in the Lompoc area, Fourth Supervisorial District.

**ACTION: Determined the project to be consistent with the Comprehensive Plan pursuant to Government Code Section 65402(c).**

**Valencia/Blough**

**Vote: 5-0  
Appeal process not applicable.**

**XII. STANDARD AGENDA:**

**1. 07APL-00000-00012 Herthel Montanaro Appeal of ZA Approval Los Olivos**

John Karamitsos, Supervising Planner (805) 934-6255  
Brian Tetley, Planner (805) 934-6589

Hearing on the request of Vincent Armenta, Santa Ynez Band of Chumash Indians, appellant, to consider Case No. 07APL-00000-00012 [appeal filed on April 4, 2007] in compliance with Section 35.102 of the County Land Use and Development Code, of the Zoning Administrator's decision to approve Lot Line Adjustment, Case No. 05LLA-00000-00015. The application involves AP Nos. 135-240-079 and -080 (portion), in the 1-E-1 Zone, located at 2531 Grand Avenue in the Los Olivos Area, Third Supervisorial District.

**ACTION:** Adopted the findings, denied the Appeal, 07APL-00000-00012, upholding the Zoning Administrator's approval and granted de novo approval of 07TPM-00000-00012, with revisions to the conditions of approval.

**Blough/Valencia**

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

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Dianne M. Black  
Secretary to the Planning Commission