



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of September 10, 2008  
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
CECILIA BROWN	2nd District	Betteravia Government Center
C.J. JACKSON	3rd District, Chair	511 East Lakeside Parkway
JOE H. VALENCIA	4th District	Santa Maria, CA 93455
DANIEL BLOUGH	5th District, Vice Chair	(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 Jessica Opland.
- 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:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of August 20, 2008 and August 27, 2008 were considered as follows:  
**ACTION:** **Approved the Minutes of August 20, 2008, as revised at the hearing of September 10, 2008.**  
**Blough/Valencia** **Vote: 4-0-1 (Cooney abstained)**  
**ACTION:** **Approved the Minutes of August 27, 2008.**  
**Valencia/Brown** **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- XI. **CONSENT AGENDA ITEMS AND PROCEDURE:**

**C-1. 08AGP-00000-00013**  
**08RZN-00000-00003 Galati Rezone and Agricultural Preserve Contract Lompoc**  
Exempt, CEQA Sections Alice McCurdy, Supervising Planner (805) 934-6256  
15317 & 15061(b)(3) Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Aurelia Galati, to consider the following:

- a) **08AGP-00000-00013** [application filed on April 14, 2008] 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) **08RZN-00000-00003** [application filed on April 14, 2008] proposing to rezone 100 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 Section 15317 and Section 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act. The site is identified as AP No. 099-170-013 located approximately 1,500 feet northwest of the intersection of Highway 246 and Drum Canyon Road, in the Lompoc area, Fourth Supervisorial District.

**ACTION: Approved the project.**

**Valencia/Blough**

**Vote: 5-0**

**Appeal process not applicable.**

**XII. CONCEPTUAL REVIEW:**

**CR-1. 08PRE-00000-00005 Orcutt Creek Village Pre-Application Orcutt**  
Gary Kaiser, Supervising Planner (805) 934-6259  
John Zorovich, Planner (805) 934-6297

Request of Mr. Shannon Faries, property owner and applicant, for Conceptual Review by the Planning Commission of the Orcutt Creek Village LLC Pre-Application project 08PRE-00000-00005 [application filed on June 23, 2008]. This project consists of 92 residential apartments and would require approval of General Plan Amendments, Rezone, Tentative Tract Map and a Development Plan. Specifically, the General Plan Amendments would include a change in land use designation from Planned Development 1.8 to Planned Development 10.0. The project involves one valid legal parcel totaling approximately 9.34 acres, known as AP No. 103-740-016; which is commonly known as 5301 Bradley Road in the Orcutt area, Fourth Supervisorial District.

**ACTION: At the Planning Commission hearing of September 10, 2008, comments were made by individual Planning Commissioners.**

**XIII. STANDARD AGENDA:**

**1. 08CUP-00000-00041 Village Hill Church of Christ Lompoc**  
Exempt, CEQA Section 15301 Alice McCurdy, Supervising Planner (805) 934-6256  
Tammy Weber, Planner (805) 934-6254

Hearing on the request of Lynn Swenson agent, on behalf of Marno Geotsch owner, to consider 08CUP-00000-00041 [application filed on June 26, 2008] for a Conditional Use Permit in compliance with Section 35.82.060 of the County Land Use Development Code to validate an

existing church in a C-2 Commercial Zone District; 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. 097-590-004, located at 3875 Constellation Road, Suites C and D, in the Lompoc area, Third Supervisorial District.

**ACTION: Approved the project.**

**Jackson/Valencia**

**Vote: 5-0**

**10 day appeal period; fee required.**

**TM 14,740**

**08TRM-00000-00001**

2.

**08AMD-00000-00005**

**Hummel Village Phase II**

**Orcutt**

**06NGD-00000-00012**

Gary Kaiser, Supervising Planner (805) 934-6259

John Zorovich, Planner (805) 934-6297

Hearing on the request of Lynn Simonsen to consider the following cases on property located in the DR zone:

- a) **08TRM-00000-00001 (TM 14,740)** [application filed on January 9, 2008] for approval of a Tentative Tract Map in compliance with County Code Chapter 21 to allow for conversion of twenty (20) two-bedroom suites to twenty (20) separate condominiums, on property zoned DR-4.6;
- b) **08AMD-00000-00005** [application filed May 21, 2008] for approval of an amendment to Permit No. 04DVP-00000-00041 to convert 20 bedroom suites to condominiums in compliance with Section 35.84.040 of the County Land Use and Development Code;

and to accept 06NGD-00000-00012 as adequate Environmental Review pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The Negative Declaration identified potentially significant, but mitigable impacts to geology/soils, flooding, archaeology, biology, aesthetics, noise, traffic and water resources. The ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara or 624 W. Foster Rd., Santa Maria. The application involves AP No. 107-270-049, located east of Hummel Drive in the Fourth Supervisorial District.

**ACTION: Continued this item to the hearing of September 24, 2008, at the request of the Commission.**

**Valencia/Cooney**

**Vote: 5-0**

**Appeal process not applicable.**

**06GPA-00000-00009**

**07RZN-00000-00009**

**07TRM-00000-00003**

3.

**07DVP-00000-00016**

**Stoker Residential Project**

**Vandenberg Village**

**08NGD-00000-00011**

Alice McCurdy, Supervising Planner (805) 934-6256

Nathan Eady, Planner (805) 934-6261

Hearing on the request of Mike Stoker, applicant and property owner, to consider the following:

- a) **06GPA-00000-00009** [application filed May 12, 2006] for approval to change the Comprehensive Plan's land use designation of 2.35 acres from Recreation/Open Space to Residential-8.0 and to change the land use designation of 0.47 acres from Recreation/Open Space to Residential-1.8;

- b) **07RZN-00000-00009** [application filed on May 21, 2007] for approval of a Zoning Map Amendment to change the Land Use and Development Code's zone district for 2.35 acres from Recreation to Design Residential (DR-6), and to change the zone district for 0.47 acres from Recreation to Residential, single-family (20-R-1);
- c) **07TRM-00000-00019** [application filed on May 21, 2007] for approval of a Tentative Tract Map in compliance with County Code Chapter 21 to subdivide a 2.82 acre site and create 16 new parcels: Lot Numbers 1, 2, and 11-14 at 2,368 square feet each; Lot Numbers 3-9 at 2,952 square feet each; Lot 15 at 65,165 square feet; and Lot 16 at 20,478 square feet;
- d) **07DVP-00000-00016** [application filed on May 21, 2007] for approval of a Development Plan under the provisions of the DR zone district and in compliance with Section 35.82.080 of the County Land Use Development Code to develop 14 two-story, residential units;

and to approve the Mitigated Negative Declaration (08NGD-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: Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding. The Mitigated Negative Declaration 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 application involves AP No. 097-730-021, located on Oakhill Drive in the Recreation/Open Space zone district, in the Vandenberg Village area, Third Supervisorial District.

**ACTION:** Accepted staff's recommendations, as revised in the memorandum, dated September 10, 2008 and as revised at the hearing of September 10, 2008.

**Jackson/Blough**                      **Vote: 2-3 (Brown/Cooney/Valencia no)**  
**\*Motion Failed**  
**Appeal process not applicable.**

**ACTION:** Continued the item to the hearing of September 24, 2008, for staff to return with findings for denial.

**Blough/Brown**                      **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](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Planning Commission