



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Special Hearing of September 19, 2006
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice Chair	County of Santa Barbara
CECILIA BROWN	2nd District	Betteravia Government Center
DAVID SMYSER	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Chair	Santa Maria, CA 93455
JACK BOYSEN	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 this Special Planning Commission Hearing will be on Thursday, September 21, 2006 at 5:00 P.M. and Saturday, September 23, 2006 at 10:00 A.M. on CSBTV Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Cintia Mendoza.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **PUBLIC COMMENT:** Bob Field presented the Commission with back up documents from September 13, 2006 regarding Agricultural Advisory Committee issues.
- V. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1. 06GOV-00000-00026 Public Works Cloud Seeding Lompoc
Alice McCurdy Supervising Planner, (805) 934-6256
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Scott Dickinson, Real Property Agent, Public Works Department, to consider Case No. 06GOV-00000-00026 [application filed on August 14, 2006], for a determination that the right to locate temporary ground based cloud seeding equipment on a proposed lease area of 900 square feet as part of the Water Agency's Cloud Seeding Program is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code 65402(c). The application involves AP No. 099-010-049, located on the southeast corner of the intersection of San Antonio Road and Highway 135, in the Lompoc area, Fourth Supervisorial District.

ACTION: **Determined that the proposed lease area for temporary use is consistent with the Comprehensive Plan pursuant to Government Code §65402(c).**

Boysen/Cooney

Vote: 5-0
Appeal process not applicable.

VII. **STANDARD AGENDA:**

1. **Environmental Health Services Briefing** **Countywide**

Rick Merrifield, (805) 681-4934
David Brummond (805) 568-4925

The Planning Commission will receive a briefing from Environmental Health Services on their role in the Land Use Permitting Process, including review and permitting of private sewage disposal systems.

ACTION: Briefing only, therefore no action was taken.

Appeal process not applicable.

2. **05SPP-00000-00002** **Key Site 11 English-Joseph** **Santa Maria**

Larry Appel, Supervising Planner (805) 934-6263
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. (Continued from 8/9/06)

ACTION: Conceptual review only. The Commission made the following comments on the project:

- Boysen:**
- **The traffic on Clark cannot be significantly impacted by this project. Inclusion of another traffic signal on Clark is not an acceptable mitigation for traffic impacts.**
 - **The traffic study needs to be based on current conditions, not hypotheticals from the Orcutt Community Plan.**
 - **The essence of the project is good, however, this project may be too intense for this location.**
- Brown:**
- **Each structure must be architecturally designed with articulated facades on all four elevations as these structures would be easily visible from all sides.**
 - **The bridges between Bldgs. A & D appear to add to the mass of the structures and are not necessary.**
 - **The western-most structure should be more compatible with the adjacent Chevron station in terms of building height. Consider lowering the roofline.**
 - **A landscaping plan is needed for all areas of the project. Increase the number of trees wells in the parking lots.**
 - **Lighting is very important. The project should include full cut-off and fully shielded lighting. Lights within hallways will also be important and all lighting should be designed not to impact the neighbors.**

- There are problems with the pedestrian and bicycle connectivity with the bike path. It is unclear how cyclists and pedestrians would access the path from the site.
 - The size, bulk, and scale of the project is still an issue. The NBAR should comment specifically on the size, bulk, and scale.
 - The traffic study should be used to shape the building footprints.
 - Consider inclusion of storage areas in the parking lots for residences.
- Cooney:**
- The structures are much more aesthetically pleasing than the previous versions, however, this might not be the right project at this location.
 - The intensity of the use may be too great at this site. The traffic study will help determine this.
- Smyser:**
- The buildings are more attractive and diverse than before.
 - Mixed-use projects are good but are sometimes problematic. It may not be appropriate to design a residential project at this location due to the proximity to a busy road and busy commercial uses. Senior residential may be better.
 - If the project is going to include a residential component open to all ages, then the needs of families must be addressed and designed into the project.
- Valencia:**
- In summary, the main issue with this project is traffic.
 - All elevations need to be considered architecturally.
 - The recreational component of the project needs more attention.
 - Bldg D needs more architectural detailing; it appears to be a simple square box.
 - The line behind Bldg E needs to be addressed. It appears to be a forgotten elevation.

Appeal process not applicable.

05TRM-00000-00006		
3. 06GOV-00000-00013	Jackson Tract Map	Los Alamos
06NGD-00000-00017	Alice McCurdy, Supervising Planner, (805) 934-6256	Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Kathy Garringer, agent for the Jackson Family, to consider the following:

- a) **05TRM-00000-00006** [application filed on December 27, 2005], for approval under County Code Chapter 21 to divide approximately 59,000 square feet gross (44,000 square feet net) into six parcels. Parcels 1, 2 and 3 will be 7,000 square feet net and Parcels 4, 5 and 6 will be 7,334 square feet net in the 7-R-1 Zone District under Article III;
- b) **06GOV-00000-00013** application filed on August 22, 2006], for a determination that the proposed road abandonment of 20 feet by 200 feet is consistent with the Comprehensive Plan/Local Coastal Plan of the County of Santa Barbara, pursuant to Government Code Section 65402;

and approve the Negative Declaration 06NGD-00000-00017 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. 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. 101-182-003, -009 and -011, located at 345 Main Street, Los Alamos area, Third Supervisorial District.

ACTION: Continued the item to the consent agenda of the November 8, 2006 hearing in Santa Maria to allow review by the Los Alamos Planning Advisory Committee (LAPAC).

Smyser/Cooney

Vote: 5-0

Appeal process not applicable.

4. 06CUP-00000-00019 Gernert Commercial Horse Boarding and Training Facility Santa Ynez
Exempt, CEQA Section 15301 John Karamitsos, Supervising Planner, (805) 934-6255
Lorie Baker, Planner (805) 934-9254

Hearing on the request of James E. Gernert, owner, to consider Case No. 06CUP-00000-00019 [application filed on April 12, 2006], for a Major Conditional Use Permit allowing the legalization of an existing horse boarding and training facility, to include the training of riders under Section 35-315.5.2.u of Article III Zoned AG-I-10; 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. 141-060-020, located at 1988 North Refugio Road, Santa Ynez area, Third Supervisorial District.

ACTION: Continued the item to the Special Hearing of November 29, 2006 in Santa Barbara.

Smyser/Brown

Vote: 5-0

Appeal process not applicable.

5. 06APL-00000-00030 Santa Ynez Oaks HOA's Appeal of Criswell Ag Storage Building Land Use Permit Solvang
John Karamitsos, Supervising Planner, (805) 934-6255
Shelly Ingram, Planner (805) 934-6264

Hearing on the request of Patrick Kennedy, agent for the Santa Ynez Oaks Home Owner's Association, appellant, to consider the Appeal 06APL-00000-00030 [appeal filed on July 28, 2006], of the Planning and Development Department's decision to approve Land Use Permit, 06LUP-00000-00671 for an approximately 1,500 square foot Agricultural storage building in the AG-I-5 Zone District under Article III. The application involves AP No. 137-440-007, located at 1269 Dove Meadow Road, Solvang area, Third Supervisorial District.

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

Smyser/Boysen

Vote: 5-0

Appeal process not applicable.

6. 06GPA-00000-00009 Stoker General Plan Amendment Initiation Lompoc
Alice McCurdy, Supervising Planner, (805) 934-6256
Gary Kaiser, Planner (805) 934-6259

Hearing on the request of Mike Stoker, to consider acceptance and initiation of a General Plan Amendment process that would potentially reclassify 2.82 acres from Zone District Recreation

to Residential. The application involves AP No. 097-730-021, in the Lompoc area, Third Supervisorial District.

ACTION: Approved the General Plan Amendment initiation request.

Smyser/Boysen

**Vote: 3-2 (Cooney/Valencia no)
10 day appeal period; fee required.**

7. **05TPM-00000-00019**
06GOV-00000-00021 **Main Los Alamos LLC** **Los Alamos**
05NGD-00000-00020 Alice McCurdy, Supervising Planner, (805) 934-6256
 Gary Kaiser, Planner (805) 934-6259

Hearing on the request of Greg Collison, agent for the Main Los Alamos LLC, to consider the following [application filed on October 7, 2005]:

- a) **05TPM-00000-00019** for approval under County Code Chapter 21 to divide 1.2 acres between 7,000 and 10,000 square feet in the 7-R-1 Zone District under Article III;
- b) **06GOV-00000-00021** for a determination that the proposed road abandonment is consistent with the Comprehensive Plan of the County of Santa Barbara, pursuant to Government Code Section 65402;

and to approve the Negative Declaration 05NGD-00000-00020 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 Resource and Noise. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Road, Santa Maria. The ND is also available for review at the Santa Maria Public Library, 420 Main Street, Santa Maria. The application involves AP No. 101-223-005, located on the east side of Augusta Street between Perkins Street and Main Street, Los Alamos area, Third Supervisorial District.

ACTION: Continued the item to the consent agenda of the November 8, 2006 hearing in Santa Maria to allow review by the Los Alamos Planning Advisory Committee (LAPAC).

Smyser/Boysen

**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 Meester Black
Secretary to the Planning Commission