



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of November 9, 2005
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
MARC MCGINNES	2nd District	Betteravia Government Center
PARKER MONTGOMERY	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Vice Chair	Santa Maria, CA 93455
JACK BOYSEN	5th District, Chair	(805) 568-2000 (Planning & Development)

COUNTY BOARD OF ARCHITECTURAL REVIEW (BAR)

*The County BAR participated only on Item CR-1, Conceptual Review of the Junction.

Robin Donaldson	- Chair	Valerie Froscher
Kathryn Dole	- 1st-Vice Chair	Pamela Ferguson-Ettinger
James King	- 2 nd -Vice Chair	Chris Roberts
Bethany Clough		Kris Miller-Fisher

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on Government Access Television (GATV) Channel 20 at 9:00 A.M. in the South Coast, Lompoc, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of Planning Commission Hearings are on Fridays at 5:00 P.M. on GATV Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Terry Contreras.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Zoraida Abresch.
- V. **PROJECTION REPORT:** Presented by Zoraida Abresch.
- VI. **PUBLIC COMMENT:** John Thorndike addressed the Commission regarding his parking rights being violated on his property in Toro Canyon.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Boysen commented on the Fire Department's appearance at the hearing of November 2, 2005 and assured the public that it is not normal practice to have items go before the Commission without having items appear on the agenda. Commissioner Boysen assured the public this would not occur in the future.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Larry Appel, Supervising Planner, Development Review briefed the Commission on the status of Orcutt Plaza.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Ron Cortez, Deputy County Executive Officer.

X. **CONCEPTUAL REVIEW:**

03DVP-00000-00003

CR-1. 03CUP-00000-00033

The Junction

Los Alamos

Anne Coates, (805) 934-6262

Request of John Van den Bergh, for conceptual review by the County Planning Commission and County Board of Architectural Review (BAR) of The Junction, Case Nos. 03DVP-00000-00003 [application filed on January 30, 2003] and 03CUP-00000-00033 [application filed on May 28, 2003] for a mixed use project proposed totaling approximately 1.6 acres. The project includes approximately 13,000 square feet of commercial development and approximately 12,000 square feet of residential development in two and three story structures. The application involves AP Nos. 101-260-006 and -007. The project fronts onto both Bell and Main Streets, Los Alamos, Third Supervisorial District.

ACTION: Conceptual review only, therefore no action was taken. The Commission made the following comments on the project:

Boysen: Thinks there is adequate parking, but would be inadequate if gym is placed onsite. Not against idea of mixed use, but likes the idea of restricting type of residential use. Would like Fire Dept. and Environmental Health to sign off on property notifying if there is an oil contamination problem. Building height of three story building makes more sense on Bell St. and residential toward Main St.

Valencia: Café facing Main St. creates a problem for neighbors. Project looks like a workable project.

Montgomery: Ideally, would like to see a round-table with Commissioners, BAR, applicant and applicant's consultant to see what we are trying to do. After reviewing Community Plan, feels site is not appropriate for mixed use or any residential. Main St. should be protected and continue to have a residential look. Project is massive in relationship to acreage which includes the height. Feels one could start with a modest project, without precluding returning later and seems more appropriate and profitable for the applicant to have commercial offices rather than mixed use residential. Wants to tie in a commitment from the County or whoever controls the park that this is an important gateway and would to see the right hand side improved. Mixed use further north on Bell Street.

McGinnes: Supports mixed use and would like the BAR to try and make the interface as much residential as possible on Main Street.

Cooney: Realizes this is a challenging project for everyone and asks how can we make the project work for the community. Important and complex site. Knows he will appreciate the efforts of the BAR which will carry a lot of weight with him.

Comments from the BAR: The BAR and Commission is dealing with the coming together of a very important roadway leading into a community that is a gateway intersecting with a very quiet, rural group of houses on Main St. and everyone is wrestling with this problem. Before BAR can say anything meaningful, the BAR wanted to make sure the Planning facet of this problem was expressed between both the PC and BAR.

Appeal process not applicable.

XI. CONSENT AGENDA ITEMS AND PROCEDURE:

C-1. 05RMM-00000-00005 Providence Landing Lompoc

01EIR-00000-00003 Larry Appel, (805) 934-6261

Hearing on the request of Capital Pacific Homes, to consider Case No. 05RMM-00000-00005 [application filed on October 25, 2005)] to modify Condition #65 of TM 14,487 to extend construction hours from Monday-Friday until 5:00 p.m. and to add Saturday hours from 8:30 a.m. – 5:00 p.m.; and to accept 01EIR-00000-00003 as adequate environmental review for the project pursuant to Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 097-371-021, located south of and adjacent to Vandenberg Village, Third Supervisorial District.

ACTION: Conceptually denied the project subject to revised Condition 65.

McGinnes/Cooney Vote: 3-2 (Montgomery/Valencia

no)

***Commissioner Boysen requested for a revote to the previous motion.**

ACTION: Conceptually denied the project subject to revised Condition 65.

McGinnes/Cooney Vote: 2-3 (Montgomery/Valencia/Boysen no)

***Motion failed to pass.**

ACTION: Continued the item to the hearing of December 14, 2005, with direction to staff to return with information on number of days the project could be shortened, if fines could be imposed when applicants fail to complete projects that disturb neighborhoods on time, and if this project sets a precedent.

Appeal process not applicable.

XII. STANDARD AGENDA:

03TRM-00000-00001

TM 14,617

1. 03DVP-00000-00045 Orcutt Creek (Key Site 10) Orcutt

95-EIR-01, Addendum Steve Rodriguez, Planner (805) 682-3413

Hearing of the request of Glenn Rider, agent for the owner, Cameron Financial Group, to consider the following [application filed on June 18, 2003]:

a) **03TRM-00000-00001/TM 14,617** for approval under County Code Chapter 21 to divide 9.29 acres into 17 parcels (including one open space parcel) ranging from 10,180 square feet to 3,3176 square fee (and one open space parcel of 184,436 square feet) in the PRD 1.8 Zone District under Article III;

b) **03DVP-00000-00045** for approval of a Final Development Plan to develop sixteen single family detached residences, infrastructure, and associated amenities under the provisions of Article III of the PRD 1.8 Zone District;

and accept the Addendum to Environmental Impact Report 95-EIR-01 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original EIR

identified significant effects on the environment in the following categories: Visual Resources, Air Quality, Biological Resources, Fire Protection, Flooding/Drainage, Geologic Processes, Noise, Public Services, Traffic/Circulation and Water Resources. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The application involves AP No. 103-740-016 located at 5301 South Bradley Road, Orcutt area, Fourth Supervisorial District. (Continued from 10/12/05)

**ACTION: Approved the project.
Montgomery/Valencia**

**Vote: 4-1 (Cooney no)
10 day appeal process; fee required.**

2. 05GOV-00000-00004 Relocation of Fire Station 51 Lompoc
Gary Kaiser, Planner (805) 934-6259

Hearing on the request of The Santa Barbara County General Services Department to consider Case No. 05GOV-00000-00004 [application filed on September 21, 2005], for a determination that acquisition of real property for the purpose of constructing a new fire station and sheriff sub-station is consistent with the Comprehensive Plan/Local Coastal Plan of the County of Santa Barbara, pursuant to Government Code Section 65402. The project is located at the intersection of Harris Grade and Burton Mesa Roads, Lompoc area, Fourth Supervisorial District.

ACTION: Determined that the project is consistent in conformance with the Comprehensive Plan.

**Valencia/McGinnes
0**

Vote: 5-0

Appeal process not applicable.

3. 05DVP-00000-00018 Cuyama Community Services Sewerline and "Ranchoil" Subdivision Annexation New Cuyama
Exempt, CEQA Sections 15319(b) and 15303 Brian Tetley, Planner (805) 934-6589

Hearing on the request of Cuyama Community Services District to consider Case No. 05DVP-00000-00018 [application filed on May 12, 2005] for approval of a Final Development Plan under the provisions of Ordinance 661 of the U Zone District, to develop an approximately 7,000 foot long sewerline and an Annexation of the "Ranchoil" subdivision to the Cuyama Community Services District service area; and to accept the Exemption pursuant to Sections 15319(b) and 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 149-320-001, located at 4885 Primero Street, New Cuyama area, Fifth Supervisorial District.

ACTION: Approved the project with revisions to the staff report and conditions of approval.

**Boysen/McGinnes
0**

Vote: 5-0

10 day appeal period; fee required.

**4. 00CUP-00000-06028
02CUP-00000-00082
03DVP-00000-00036 Shelly Training Stables Los Olivos**
02NGD-00000-00013 John Zorovich, Planner (805) 934-6297

Hearing on the request of Thomas and Catherine Shelly, owners, to consider the following:

- a) **00CUP-00000-06028** [application filed on November 9, 2000] for a Major Conditional Use Permit to legalize an existing commercial horse boarding and training facility under the provisions of Article III Zoned AG-I-10;
- b) **02CUP-00000-00082** [application filed on December 31, 2002] for a Minor Conditional Use Permit to legalize an existing farm employee trailer under the provisions of Article III Zoned AG- I-10;
- c) **03DVP-00000-00036** [application filed on August 11, 2003] for approval of a Final Development Plan under the provisions of Article III of the AG-I-10 Zone District, to develop 28,692 square feet of structural development (22,932 square feet existing and 5,760 square feet proposed);

and to approve the Negative Declaration 02NGD-00000-00013 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, Cultural Resources, Geologic Processes and Noise. 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 Solvang Library, 1745 Mission Drive, Solvang, CA, the Los Olivos Library, 2374 Alamo Pintado Avenue, Los Olivos, CA and the UCSB Library. The application involves AP No. 135-030-056, located at 3205 Calkins Road, Los Olivos area, Third Supervisorial District.

ACTION: Continued the item to the hearing of January 11, 2006, at the request of the applicant.

**Montgomery/Valencia
0**

Vote: 5-

Appeal process not applicable.

- 5. **02RMM-00000-00011**
04DVP-00000-00003 Shadow Hills Archeological Easement **Goleta**
CEQA Exempt, Section 15306 Alice Daly, Planner (805) 568-2059

Hearing on the request of Susan Petrovich, agent to the owner, Hugh Thorson, to consider the following:

- a) **02RMM-00000-00011** [application filed on October 23, 2002] to modify Condition No. 7 of the recorded Tract Map 13,711 to revise language to allow new archeological testing in the recorded Archeological Easement;
- b) **04DVP-00000-00003** [Development Plan Revision to 86-DP-45] to modify Condition No. 25 of the Final Development Plan 86-DP-45 to revise language to allow new archeological testing in the recorded Archeological Easement;
- c) Recommend that the Board of Supervisors revise the Grant Deed of Development rights in order to allow new archeological testing;

and to accept the Exemption pursuant to Section 15306 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 059-380-022, located off of Via Chaparral west of Highway 154, Goleta area, Second Supervisorial District.

ACTION: Denied the project.

McGinnes/Cooney

Vote: 3-1 (Valencia no/Montgomery 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**

Steve Chase
Secretary to the Planning Commission

G:\GROUP\PC_STAFF\WP\PC\AGENDAS\PC AGD 2005\11-09-05mkd.doc