



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA Hearing of November 28, 2007 9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	County of Santa Barbara
CECILIA BROWN	2nd District	Betteravia Government Center
C.J. JACKSON	3rd District	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 November 7, 2007 and November 14, 2007 were considered as follows:

 ACTION: **Approved the Minutes of November 7, 2007, as amended.**

 Brown/Valencia **Vote: 5-0**

 ACTION: **Approved the Minutes of November 14, 2007, as amended.**

 Brown/Valencia **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** By Director, John Baker, via remote testimony.
- XI. **CONCEPTUAL REVIEW:**

CR-1. 07PRE-00000-00013 Hunter/La Purisima Resort Cebada Canyon
Alice McCurdy, Supervising Planner (805) 934-6256
Nathan Eady, Planner (805) 934-6261

Request of Mr. Ken Marshall, agent for Ken Hunter, property owner and applicant, for Conceptual Review by the County Planning Commission of the Hunter/La Purisima Resort Pre-Application project, Case No. 07PRE-00000-00013 [application filed on August 28, 2007]. This conceptual project would require approval of a General Plan Amendment, Rezone, and Development Plan. The proposed development of an 80 room hotel/resort with an approximately 4,400 square foot restaurant and a 3,240 square foot spa facility, and 85 clustered casitas (fractional or wholly owned residential units) that would be detached from the main resort. The proposed restaurant would include a banquet facility and have a maximum capacity of 293 patrons. The proposed spa facility would include 8 treatment rooms. The project would include the additional development of approximately 115 new parking spaces. Due to the conceptual nature of the project design a quantitative assessment of necessary grading activities has not been established. The project site includes an existing recreational facility known as La Purisima Golf Course and all three subject parcels are currently zoned 100-AG. The project involves three valid legal parcels of approximately 306.2 acres, known as APNs: 099-131-008, 099-131-009, and 099-131-010 which are commonly known as 3455 East Highway 246. The site is located approximately one mile east of the intersection of Purisima Road and Highway 246 and approximately 3 miles east of the City of Lompoc, in the Cebada Canyon area, Fourth Supervisorial District.

ACTION: Continued the item to the hearing of January 9, 2008.

Blough/Jackson

Vote: 5-0

Appeal process not applicable.

XII. STANDARD AGENDA:

Procedures for the Acceptance of General Plan Amendments

1. And Rezones in the Santa Ynez Valley Community Plan Area Third District

Exempt, CEQA Sections Derek Johnson, Deputy Director, Long Range Planning (805) 568-2072
15060(c)(3) and 15378

Hearing on the request of Long Range Planning that the County Planning Commission consider and adopt a resolution recommending that the County Board of Supervisors amend existing procedures for considering projects requiring a General Plan Amendment and/or Rezone located in the proposed Santa Ynez Valley Community Plan (“SYVCP”) boundary (Third Supervisorial District); and to accept the Exemption pursuant to Sections 15060(c)(3) and 15378 of the State Guidelines for Implementation of the California Environmental Quality Act.
(Continued from 11/07/07)

ACTION: The Commission did not support staff’s recommendations.

Jackson/Brown

Vote: 3-2 (Blough/Valencia no)

Appeal process not applicable.

The Planning Commission’s recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

2. **TPM 14,583**
07RMM-00000-00008 Malfo Recorded Map Modification Orcutt
02-ND-30 Gary Kaiser, Supervising Planner (805) 934-6259
Dana Carmichael, Planner (805) 934-6266

Hearing on the request of Leroy Cadena, agent for Steve Malfo, owner, to consider Case No. 07RMM-00000-00008, [application filed on September 19, 2007] to modify Condition # 27 as approved under TPM 14,583 in the RR-5 zone district under Section 35.23.20 of the Land Use Development Code; and approve the Addendum to Negative Declaration (02-ND-30) 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 ND identified significant but mitigable effects on the environment in the following categories: Aesthetics/Visual Resources, Air Quality, Biological Resources, 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 Santa Maria Public Library located at 420 S. Broadway, Santa Maria, CA 93454. The application involves AP No. 129-151-065, located west of US Hwy 101, south of Clark Avenue in the Orcutt area, Fourth Supervisorial District.

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

Valencia/Blough Vote: 5-0
10 day appeal period; fee required.

3. **07RZN-00000-00015 De Werd Zoning Map Amendment Los Olivos**
Exempt, CEQA Sections John Karamitsos, Supervising Planner (805) 934-6255
15061(b)(3) & 15305 Tammy Weber, Planner (805) 934-6254

Hearing on the request of Brett Jones, agent for the owners Mr. and Mrs. Jourdi de Werd, to consider Case No. 07RZN-00000-00015 [application filed July 31, 2007] proposing to rezone three parcels consisting of: Parcel A (APN: 133-151-050) a 20.67-acre parcel; Parcel B (APN: 133-151-051) a 8.69-acre parcel; and Parcel C (APN: 133-151-052) a 6.95-acre parcel from General Agriculture, 40-acre minimum lot area (40-AG) under Zoning Ordinance No. 661 to Agriculture II, 40-acre minimum lot area (AG-II-40) under the Land Use Development Code (LUDC) § 35.21 and accept the Exemption pursuant to Sections 15061(b)(3) and 15305 – of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 133-151-050, -051, -052 located at 3345 Foxen Canyon Road, in the Los Olivos area, Third Supervisorial District.

ACTION: Accepted staff's recommendations.

Jackson/Valencia Vote: 5-0
Appeal process not applicable.

The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

4. **06TPM-00000-00020 Rancho Encantado Tentative Parcel Map Santa Ynez**
07NGD-00000-00032 Alice McCurdy, Supervising Planner (805) 934-6256
Nathan Eady, Planner (805) 934-6254

Hearing on the request of Sid Goldstein, agent for the applicant, Rancho Encantado, Inc., to consider Case Number 06TPM-00000-00020 [application filed on July 21, 2006] for approval

of a Vesting Tentative Parcel Map in compliance with County Code Chapter 21 to divide 349 acres into three lots of 122.9 acres (Parcel 1), 122.6 acres (Parcel 2), and 103.4 acres (Parcel 3), on property zoned AG-II-100; and approve the Mitigated Negative Declaration (07NGD-00000-00032) 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, and Water Resources/Flooding. 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 Branch of the Santa Barbara Public Library System, 1745 Mission Drive, Solvang, CA 93463. The application involves AP No. 141-290-031, located at 170 S. Refugio Road, in the Santa Ynez area, Third Supervisorial District.

ACTION: Approved the project.

Jackson/Valencia

Vote: 5-0

10 day appeal period; fee required.

06DVP-00000-00012

06CUP-00000-00055

5.

06TPM-00000-00022

Hope Community Church

Orcutt

95-EIR-01

Gary Kaiser, Supervising Planner (805) 934-6259

Hearing on the request of Mr. Swenk of Urban Planning Concepts, agent for Phil and Sheri May, owners, to consider the following:

- a) **06TPM-00000-00022** [application filed on August 21, 2006], to divide 10.43 acres into 3 lots of 6.41 acres (proposed lot 1), 1.92 acres (proposed lot 2), and 2.10 acres (proposed lot 3), on property zoned CH in compliance with County Code Chapter 21;
- b) **06DVP-00000-00012** [application filed on August 8, 2006] to develop a 29,373 square foot building and associated improvements on proposed lot 1 in compliance with Section 35.82.080 of the County Land Use and Development Code;
- c) **06CUP-00000-00055** [application filed on August 21, 2006] to allow the structure and improvements on proposed lot 1 to be used as a church in compliance with Section 35.82.060 of the County Land Use and Development Code;

and to 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: biological resources, cultural resources, geology, agriculture, noise, aesthetics, polluting sources/risk of upset, water supply, traffic, air quality, public services, and recreation. 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. 107-150-019, located at 3920 Hwy 101, in the Orcutt area, Fourth Supervisorial District.

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

Valencia/Blough

Vote: 5-0

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**

Dianne M. Black
Secretary to the Planning Commission

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