



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

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

C. MICHAEL COONEY	1st District	County of Santa Barbara Betteravia Government Center 511 East Lakeside Parkway Santa Maria, CA 93455 (805) 568-2000 (Planning & Development)
CECILIA BROWN	2nd District	
C.J. JACKSON	3rd District, Chair	
JOE H. VALENCIA	4th District	
DANIEL BLOUGH	5th District, Vice Chair	

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBT) 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 CSBT 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:** Commissioner Cooney commented on the Westmont appeal that went in front of the Second District Court of Appeal. Commissioner Jackson told the Commission the new Third District Supervisor has chosen a new Third District Planning Commissioner and said it has been a pleasure and a privilege serving on the Commission.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** John Zorovich briefed the Commission on the progress of Orcutt Village Marketplace and Evergreen Shopping Center.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director.
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**

	07TRM-00000-00005	
C-1.	07DVP-00000-00031	The Knoll Subdivision
	08NGD-00000-00020	Goleta
		Anne Almy, Supervising Planner (805) 568-2053 Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Jeff Nelson to consider the following:

- a) **07TRM-00000-00005** [application filed on July 31, 2007] for approval of a Tentative Map in compliance with County Code Chapter 21 to divide 5.12 acres into 16 lots;

- b) **07DVP-00000-00031** [application filed on July 31, 2007] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code, on property zoned DR-1.8, to develop 12 new single family residences and associated infrastructure;

and to approve the Negative Declaration (08NGD-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: Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Fire Hazards, Geologic Processes, Hazardous Materials/Risk of Upset, Historic Resources, Noise, Public Facilities, Transportation/Circulation, and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. 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 No. 069-172-059, located at 533 N. Patterson Avenue, in the Goleta area, Second Supervisorial District. (Continued from 12/03/08)

ACTION: Approved the project, with revised Findings and Conditions of Approval and as modified at the hearing of December 10, 2008.

Brown/Cooney

Vote: 4-1 (Valencia no)

10 day appeal period; fee required.

XI. STANDARD AGENDA:

08RVP-00000-00009

1. **08RMM-00000-00006 Providence Landing Recorded Map Modification Lompoc**
01-EIR-03 Gary Kaiser, Supervising Planner (805) 934-6259
John Zorovich, Planner (805) 934-6297

Hearing on the request of the County Executive Office to consider Case Nos. 08RMM-00000-00006, and 08RVP-00000-000009 [applications filed on August 27, 2008] to modify Condition nos. 1, 100 and 142 and add condition nos.154 and 155 of TM 14,487 and condition no. 1 of 01DVP-00000-00016 in compliance with Section 35.23.060 of the County Land Use Development Code, on property zoned REC; and to accept 01-EIR-03 as adequate Environmental Review for Case Nos. 08RVP-00000-00009 and 08RMM-00000-00006 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 098-007-002, located between Stardust Road, Mercury Road and Voyager Road, north of Lompoc city limits, Third Supervisorial District. (Continued from 11/12/08)

ACTION: Continued this item to the hearing of February 11, 2009, at the request of the Commission.

Valencia/Cooney

Vote: 5-0

Appeal period not applicable.

2. **08DVP-00000-00014 C2 Cellars Winery Development Plan Los Alamos**
08NGD-00000-00028 Alice McCurdy, Supervising Planner (805) 934-6256
Nathan Eady, Planner (805) 934-6261

Hearing on the request of Mr. David Swenk of Urban Planning Concepts, agent for Pat Ferini of Betteravia Farms, property owner, to consider Case No. 08DVP-00000-00014 [application filed on April 23, 2008] for approval of a Development Plan in compliance with Section 35.42.280 of the County Land Use and Development Code, to allow the operation of a Tier III

Winery within an existing agricultural cooling facility on a 2,953.05 acre site located within the AG-II-100 zone district; and to approve the Mitigated Negative Declaration (08NGD-00000-00028) 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, Cultural Resources, Hazardous Materials/Risk of Upset, and Public Facilities. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The application involves AP Nos. 099-010-028, -029, -049, 101-080-050, and -071 located at the intersection of Highway 135 and San Antonio Road approximately seven miles west of the township of Los Alamos, known as 9050 San Antonio Road, Third and Fourth Supervisorial Districts.

ACTION: Approved the project, with revisions to the Findings.

Valencia/Jackson

Vote: 5-0

10 day appeal period; fee required.

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| 3. | TPM 14,691
06TPM-00000-00001 | Stull Tentative Parcel Map | Santa Ynez |
| | 08NGD-00000-00022 | John Karamitsos, Supervising Planner (805) 934-6255
Tammy Weber, Planner (805) 934-6254 | |

Hearing on the request of Mr. Brett Jones, agent for Mr. And Mrs. Tom Stull, landowners, to consider Case No. 06TPM-00000-00001/TPM 14,691 [application filed on January 20, 2006] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21, to divide an existing 11.46 ± acres into two lots of 5.36± acres and 6.10± acres, on property zoned AG-I-5; and to approve the Mitigated Negative Declaration (08NGD-00000-00022) 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: aesthetic/visual resources, air quality, biological resources, cultural resources, geological processes, noise and water resources. The ND 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. 141-150-049, located southwest of the intersection of Baseline Avenue and Santa Agueda Road, on Santa Agueda Road, Santa Ynez area, Third Supervisorial District.

ACTION: Approved the project.

Jackson/Blough

Vote: 4-1 (Cooney no)

10 day appeal period; fee required.

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| 4. | 08GPA-00000-00002 | General Plan Amendment Initiation
of the Hunter/La Purisima Resort | Lompoc |
| | | Alice McCurdy, Supervising Planner (805) 934-6256
Nathan Eady, Planner (805) 934-6261 | |

Hearing on the request of Mr. Erik Vazquez, agent for Ken Hunter, property owner and applicant, for initiation of a General Plan Amendment 08GPA-00000-00002 [application filed on February 6, 2008] which would include a change in land use designation from Agriculture to Resort/Visitor Serving Commercial; and amendments to the text of the Land Use Element to allow development of the Hunter/La Purisima Resort in the Rural area of the County. The requested General Plan Amendment proposes 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 project involves three valid legal parcels totaling approximately 306.2 acres,

known as AP Nos. 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. The project site includes an existing recreational facility known as La Purisima Golf Course and all three subject parcels are currently zoned 100-AG. (Continued from 11/12/08)

ACTION: Continued this item to the hearing of February 11, 2009, at the request of the Commission.

Valencia/Blough

**Vote: 3-0 (Cooney/Jackson recused)
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 M. Black
Secretary to the Planning Commission