

ACTION: Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402.

Blough/Jackson

**Vote: 4-0 (Brown absent)
Appeal process not applicable.**

XII. STANDARD AGENDA:

**07GPA-00000-00010
07RZN-00000-00019
06DVP-00000-00018
06TRM-00000-00006
06CUP-00000-00068**

- 1. 07CUP-00000-00086 'Stage Stop Plaza' Mixed Use Development Los Olivos**
07NGD-00000-00036 John Karamitsos, Supervising Planner (805) 934-6255
Brian Tetley, Planner (805) 934-6589

Hearing on the request of Mr. Barry Berkus, agent for Mr. Harvey Saarloos, owner to consider the following:

- a) **07GPA-00000-00010** [application filed on November 20, 2007] proposing to amend the Santa Barbara County Comprehensive Plan Land Use Element by changing the Land Use Designation on a portion of the subject property from Highway Commercial (H) to General Commercial (C);
- b) **07RZN-00000-00019** [application filed on November 20, 2007] proposing to rezone approximately 1.5 acres from Highway Commercial (CH) to Retail Commercial (C-2) in compliance with Section 35.104 of the County Land Use and Development Code;
- c) **06DVP-00000-00018** [application filed on November 6, 2006] 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 C-2, to develop a mixed use commercial and residential development;
- d) **06TRM-00000-00006** [application filed on November 6, 2006] for approval of a Tentative Map in compliance with County Code Chapter 21 to divide 3.1 acres into one lot of 3.1 acres, on property zoned C-2;
- e) **06CUP-00000-00068** [application filed on November 6, 2006] for a Conditional Use Permit allowing an individual alternative wastewater treatment system in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned C-2;
- f) **07CUP-00000-00086** [application filed on November 20, 2007] for a Conditional Use Permit allowing residential use in a commercial Zone in compliance with Section 35.24.030 of the County Land Use and Development Code, on property zoned C-2;

and to approve the Negative Declaration (07NGD-00000-00036) 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, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Historical Resources, Noise, Public Facilities, 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 Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The

application involves AP No. 135-074-008, located at the Railway Avenue and Grand Avenue intersection, known as 2971 Grand Avenue, Los Olivos, Third Supervisorial District.

ACTION: Continued the item to the hearing of January 23, 2007.

Jackson/Blough

**Vote: 4-0 (Brown absent)
Appeal process not applicable.**

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
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Dianne M. Black
Secretary to the Planning Commission