



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA Hearing of December 12, 2007 9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	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	
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 (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:** Commissioner Brown was absent.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** Bob Field expressed his concern about the application process for the 'Stage Stop Plaza' Mixed Use Development project.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of November 28, 2007 were considered as follows:

 - ACTION:** **Approved the Minutes of November 28, 2007.**
 - Blough/Jackson** **Vote: 4-0 (Brown absent)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** By Director, John Baker, via remote testimony.
- XI. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1. 07GOV-00000-00015 Tivola Street Vacation Santa Ynez

John Karamitsos, Supervising Planner (805) 934-6255
Tammy Weber, Planner (805) 934-6254

Hearing on the request of Jeff Havlik, Public Works Department, to consider Case No. 07GOV-00000-00015 [application filed on November 14, 2007] for a determination that the vacation of an unused County right-of-way is consistent with the County of Santa Barbara Comprehensive Plan pursuant to Government Code Section 65402. The site is identified as AP No. 143-330-012, located at Tivola Street, in the Santa Ynez area, Third Supervisorial District.

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
www.sbcountyplanning.org

Dianne M. Black
Secretary to the Planning Commission