



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of December 13, 2006
9:00 a.m.

C. MICHAEL COONEY 1st District, Vice Chair
CECILIA BROWN 2nd District
DAVID SMYSER 3rd District
JOE H. VALENCIA 4th District, Chair
JACK BOYSEN 5th District

County of Santa Barbara
Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBTB) 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 CSBTB Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Cintia Mendoza.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- V. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VI. **PUBLIC COMMENT:** George Pierce addressed the Commission on the lateness of notices received by the public of Planning Commission hearings.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown notified the Commission and staff that she will not be present at the hearing of January 10, 2007.

Commissioner Smyser reported that the Planning Commission recommended that the Board of Supervisors direct staff to conduct additional hearings on the Uniform Rules Update. Commissioner Smyser attended a meeting conducted on December 12, 2006 in Santa Ynez. Supervisor Firestone and staff were present and the meeting was a success.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Noel Langle updated the Commission on the Goleta ESH Overlay Ordinance Amendment.
- IX. **MINUTES:** The Minutes of November 29, 2006 were considered as follows:

ACTION: **Approved the Minutes of November 29, 2006, as revised.**
Boysen/Cooney Vote: 5-0

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by John Baker, Director, Planning and Development, via remote testimony.

XI. **CONSENT AGENDA ITEMS AND PROCEDURE:**

04CUP-00000-00056
C-1. **04RPP-00000-00003** Live Oaks Shale Buellton
06NGD-00000-00011 Gary Kaiser, Supervising Planner (805) 934-6259
Steve Rodriguez, Planner (805) 934-6250

Hearing on the request of Sid Goldstien, agent for the owner, John Daniels, to consider the following [application filed on August, 20, 2004]:

- a) **04CUP-00000-00056** for a Conditional Use Permit allowing the continued operation of a shale quarry under the provisions of Article III Zoned AG-II-100;
- b) **04RPP-00000-00003** for approval of a Reclamation Plan for for an existing shale quarry Zoned AG-II-100 under Article III;

and to approve the Negative Declaration, 06NGD-00000-00011 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, and Biological Resources. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The application involves AP No. 137-270-015, Buellton area, Third Supervisorial District.

ACTION: Continued the item to the hearing of January 10, 2007 in Santa Maria.
Smyser/Brown **Vote: 5-0**
Appeal process not applicable.

C-2. **06TEX-00000-00020** Rice Ranch Time Extension Orcutt
03-EIR-05 Gary Kaiser Supervising Planner, (805) 934-6259
John Zorovich, Planner (805) 934-6297

Hearing on the request of Laurie Tamura, agent for Rice Ranch Ventures LLC, to consider Case No. 06TEX-00000-00020 [application filed on October 6, 2006], for a twelve year time extension to TM 14,430 from the date of project approval to December 9, 2018, and accept the Supplemental EIR 03-EIR-05 as adequate environmental review for the project pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 101-380-001, -002, -003, 101-390-001, -002, -003, -004 and 101-400-001, -002, -003, located on the south side of Stubblefield and Rice Ranch Roads, in the Orcutt area, Fourth Supervisorial District.

ACTION: Granted the Time Extension, with revisions to the conditions of approval.
Brown/Cooney **Vote: 5-0**
10 day appeal process; fee required.

Hunter-Dooley
C-3. **06RMM-00000-00003** Recorded Map Modification Solvang
Addendum to 91-ND-10 John Karamitsos Supervising Planner, (805) 934-6255
Shelly Ingram, Planner (805) 934-6264

Hearing on the request of Tish Beltranena, agent for the owner, Ken Hunter, to consider Case No. 06RMM-00000-00003, [application filed on April 07, 2006], to revise Condition 1 of TPM

14, 174 to allow the enlargement of the building envelope on parcel 2 to encompass the existing oak tree; and to approve the Addendum to Negative Declaration (91-ND-10) as adequate for environmental review pursuant to Section 15164 of the Guidelines for Implementation of the California Environmental Quality Act, and accept (91-ND-10). The application involves AP No. 137-020-081, located at 2111 Alamo Pintado Road, in the Solvang area, Third Supervisorial District.

ACTION: Approved the project, with revisions to the conditions of approval.
Smyser/Brown **Vote: 5-0**
10 day appeal process; fee required.

XII. STANDARD AGENDA:

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| 1. | 06APL-00000-00035
06APL-00000-00036 | Halsell Single Family
Dwelling Appeal | Santa Maria |
| Alice McCurdy, Supervising Planner, (805) 934-6256
Joyce Gerber, Planner (805) 934-6265 | | | |

Hearing on the request of Terry Morgan, agent for the Westrails Home Owner’s Association, and Shirley Brady, to consider the appeals 06APL-00000-00035 and 06APL-00000-00036 [applications filed on September 11, 2006], of the Planning and Development’s decision to approve Land Use Permit 06LUP-00000-00585 for a home addition in the 1-E-1 Zone District under Article III. The project description for the originally approved Land Use Permit No. 06LUP-00000-00585 consisted of the addition of two, 1,200 square foot single story wings; a 268 square foot two-story addition (hallway and elevator); and conversion of 1,757 square feet of attic space into living space. The applicants have subsequently revised the project description in response to the neighbors’ concerns. The second story conversion and elevator/storage area have been removed from the project description. The two wings have been changed in size to 1,763 and 1,714 square feet. The total number of bedrooms and bathrooms (14 each after the completion of the addition) would remain the same. The proposed building coverage would be 7,940 square feet. The project continues to meet all zone district setbacks, parking requirements, and height requirements. The application involves AP No. 105-010-079, located at 1372 Solomon Road, in the Orcutt Area, Fourth Supervisorial District. (Continued from 11/8/06)

ACTION: Accepted late submittals into the record from Margie Halsell, Michelle Vander Meulen, and Josephine Schofield.
Cooney/Boysen **Vote: 5-0**

ACTION: Denied the Appeals and granted de novo approval of Land Use Permit 06LUP-00000-00585.
Valencia/Smyser **Vote: 5-0**
10 day appeal process; fee required.

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| 2. | 06PPP-00000-00001
06NGD-00000-00026 | Cimarex-Dolcini Exploratory
Oil Drilling and Production Plan | Orcutt |
| Alice McCurdy, Supervising Planner, (805) 934-6256
Adam Baughman, Planner (805) 934-6263 | | | |

Hearing on the request of John Deacon, Tracer ES&T, agent for Mike Wolfe, Cimarex to consider Case No. 06PPP-00000-00001 [application filed on May 9, 2006], for approval of an Oil Drilling and Production Plan in order to explore in two wells to be drilled in the U Unlimited Agriculture Zone District of Ordinance 661; and to approve the Negative Declaration 06NGD-00000-00026 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, Fire Protection, Hazardous Materials, and Transportation. The application involves AP No. 113-190-001, located in the Casmalia Canyon area, west of Orcutt, Fourth Supervisorial District.

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

Valencia/Smyser

Vote: 5-0

10 day appeal period; fee required.

Rice Ranch Specific Plan Amendments

3. 06ORD-00000-00016 Regarding the Stubblefield Road Connection Orcutt

95-EIR-01 and 03-EIR-05

John McInnes, Director Long Range Planning (805) 568-3552

Derek Johnson, Project Manager (805) 568-2072

Hearing on the request of the County Executive Office Comprehensive Planning Division to consider Case No. 06ORD-00000-00016, proposing to amend the Rice Ranch Specific Plan text and maps in conformance the Board of Supervisor-approved Stubblefield Road Connection; and to accept the Addendum to the Orcutt Community Plan Final Environmental Impact Report (95-EIR-01) and the Rice Ranch Specific Plan Supplemental Environmental Impact Report (03-EIR-05) 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 Orcutt Community Plan Final Environmental Impact Report (FEIR) 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 Rice Ranch Specific Plan Supplemental Environmental Impact Report (SEIR) evaluated impacts to Noise, Air Quality, Aesthetics/Visual Resources, Biology, Public Services (Solid Waste Services) and Land Use/Agricultural Resources. The proposed amendments would affect approximately 9,890 square feet within the 580 acre Rice Ranch Specific Plan area. The application involves AP No. 101-400-002, in the southeast Orcutt area, Fourth Supervisorial District.

ACTION: Recommended that the Board of Supervisors adopt the findings, approve the Addendum, approve the conditions, adopt the Ordinance and adopt the Planning Commission Resolution, with revisions to the findings and conditions of approval

Valencia/Boysen

Vote: 4-1 (Cooney no)

The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is 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 Meester Black
Secretary to the Planning Commission