



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of December 14, 2011
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice-Chair
CECILIA BROWN	2nd District
MARELL BROOKS	3rd District
JOE H. VALENCIA	4th District, Chair
DANIEL BLOUGH	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 (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 Leticia I. Rodriguez.
- III. **ROLL CALL:** Commissioner Valencia was absent.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** Michael Larner voiced his concern over the potential precedent set at a recent Zoning Administrator hearing, in which he was asked to complete an Environmental Impact Report related to his application for special events, a winery, and tasting room on Ballard Canyon Road.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **MINUTES:** The Minutes of November 16, 2011 were considered as follows:
 - ACTION:** **Approved the Minutes of November 16, 2011, as revised**
 - Brown/Blough** **Vote: 4-0 (Valencia absent)**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **STANDARD AGENDA:**
 - 06GPA-00000-00016**
 - 06RZN-00000-00007**
 - 06DVP-00000-00015**
 - TM 14,714**
 - 06TRM-00000-00004**
 - 1. **10CUP-00000-00001** **Orcutt Key Site #3** **Orcutt**
 - 10-EIR-04 & 95-EIR-01 **Zoraida Abresch, Supervising Planner (805) 934-6585**
John Zorovich, Planner (805) 934-6297

Hearing on the request of John Franklin, on behalf of the owner, SB Clark, LLC, to consider the following cases on property located in the RR-10/MR-O zones:

- a) **06GPA-00000-00016** [application filed October 2, 2006] for a Comprehensive Plan Amendment proposing to amend the Santa Barbara County Orcutt Community Plan by changing the Land Use Designation from Residential Ranchette to Planned Development;
- b) **06RZN-00000-00007 & 06DVP-00000-00015** [applications filed October 2, 2006] for a Zoning Map Amendment with a Development Plan proposing to rezone 138.6 acres from RR-10 to PRD in compliance with Chapter 35.104 of the County Land Use and Development Code; and approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop 125 residential units;
- c) **06TRM-00000-00004/TTM 14,714** [application filed October 2, 2006] for approval of a Tentative Map in compliance with County Code Chapter 21 to divide 138.6 acres into: 1) 125 residential lots that range in size from 3,200 square feet to 9,700 square feet; 2) six private open space lots; 3) one public open space lot; 4) seven lots for private roadways; and, 5) two lots for condominium development, on property zoned RR-10/MR-O;
- d) **10CUP-00000-00001** [application filed October 2, 2006] for a Minor Conditional Use Permit allowing for walls taller than eight feet in height in compliance with Section 35.24.030 of the County Land Use and Development Code; and,

to certify the Subsequent EIR (10-EIR-4) to the Environmental Impact Report (95-EIR-01), including EIR Revision Letter dated November 17, 2011, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: aesthetics/visual resources, biological resources, land use and public services (solid waste and wastewater). The Subsequent EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The Subsequent to the EIR 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. 129-151-026, located approximately 0.5 miles south of the Clark Avenue /U.S. Highway 101 intersection, Orcutt area, Fourth Supervisorial District. (Continued from 4/13/11, 7/20/11, and 10/12/11)

ACTION: Recommended that the Board of Supervisors make the findings for denial and deny the project, Case Nos. **06GPA-00000-00016, 06RZN-00000-00007, 06DVP-00000-00015, 06TRM-00000-00004, and 10CUP-00000-00001**

Brooks/Brown **Vote: 3-1 (Blough no; Valencia absent)**
Appeal process not applicable.

**Alisal Ranch Appeal of the Edison Street
Service Station and Carwash Substantial**

2.	11APL-00000-00018	Conformity Determination Land Use Permit	Santa Ynez
	10NGD-00000-00023	John Karamitsos, Supervising Planner (805) 934-6255 Dana Carmichael, Planner (805) 934-6266	

Hearing on the request of Alisal Ranch, appellant, to consider Case No. 11APL-00000-00018, [appeal filed on August 22, 2011], to consider the Appeal of 11LUP-00000-000282 in compliance with Chapter 35.102 of the County Land Use and Development Code, of the Director's decision to approve a Land Use Permit effectuating revisions to Case Nos. 09DVP-00000-00028 and 09CUP-00000-00034 under Substantial Conformity Determination 11SCD-00000-00009; and accept 10NGD-00000-00023 as adequate Environmental Review for Case Nos. 11SCD-00000-00009

and 11LUP-00000-000282 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves APN 143-254-004 (formerly 143-254-001, -003), located at 990 Edison Street, Santa Ynez area, Third Supervisorial District. (Continued from 11/09/11)

ACTION: **Made the required findings, including CEQA findings; Determined that the previously adopted Final Mitigated Negative Declaration (10NGD-00000-00023) is adequate for the proposed project; Denied the appeal, Case No. 11APL-00000-00018, thereby upholding the Director's approval of Land Use Permit Case No. 11LUP-00000-00282.**

Brooks/Brown **Vote: 4-0 (Valencia absent)**
10 day appeal period; fee required

3. 11ORD-00000-00016 Youngman Ordinance Amendment Initiation Request Santa Ynez

John Karamitsos, Supervising Planner (805) 934-6255
Dana Carmichael, Planner (805) 934-6266

Hearing on the request of John Borroel, agent for Patricia Youngman, for initiation of an Ordinance Amendment (11ORD-00000-00016) [application filed June 16, 2011] to allow for the processing, public tasting, and retail sales of olive oil within the AG-II zone of the unincorporated inland areas of the County with the approval of a Conditional Use Permit.

ACTION: **Continued the item to the hearing of January 11, 2012, at the request of the Commission.**

Blough/Cooney **Vote: 3-1 (Brooks no; Valencia absent)**
Appeal process not applicable.

**4. 11ORD-00000-00017
11ORD-00000-00018 Mobilehome Park Closure Ordinance **Countywide****

Exempt, CEQA Section 15061(b)(3) Jeff Hunt, Director, Long Range Planning (805) 568-2072
Paul Clementi, Planner (805) 568-2011

Hearing on the request of the Planning and Development Department that the Planning Commission:

- a) **11ORD-00000-00017.** Adopt a resolution recommending that the Board of Supervisors adopt an ordinance (Case No. 11ORD-00000-00017) amending Article 35.8, Planning Permit Procedures, Article 35.10, Land Use and Development Code Administration, and Article 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code;
- b) **11ORD-00000-00018.** Adopt a resolution recommending that the Board of Supervisors adopt an ordinance (Case No. 11ORD-00000-00018) amending Division 2, Definitions, Division 7, General Regulations, and Division 12, Administration, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code;

and to determine that the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The proposed ordinances establish the process by which a mobilehome park within the unincorporated County may be closed, as well as the relocation assistance the applicant shall provide to displaced residents.

ACTION: **Continued the item to the hearing of February 1, 2012, at the request of the Commission.**

Blough/Brown

**Vote: 4-0 (Valencia 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