



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of November 12, 2008
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
CECILIA BROWN	2nd District	Betteravia Government Center
C.J. JACKSON	3rd District, Chair	511 East Lakeside Parkway
JOE H. VALENCIA	4th District	Santa Maria, CA 93455
DANIEL BLOUGH	5th District, Vice Chair	(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 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 Jackson commented on this week's Joint Chairs meeting.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director.
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**

08RVP-00000-00009

- C-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-00000-00009 [applications filed on August 27, 2008] to modify Condition nos. 1 and 100 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.

ACTION: Continued this item to the Standard Agenda of the December 10, 2008 hearing, at the request of staff.

Valencia/Blough

Vote: 5-0

Appeal process not applicable.

08AGP-00000-00038
C-2. 08RZN-00000-00011 Witt Rezone and Agricultural Preserve Contract Lompoc
Exempt, CEQA Section 15317 & 15061(b)(3) Alice McCurdy, Supervising Planner (805) 934-6256
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Rebecca Eggeman, agent for the Kelley Elmore Witt Family Limited Partnership, to consider the following:

- a) **08AGP-00000-00038** [application filed on September 30, 2008] for creation of an Agricultural Preserve and entering into an Agricultural Preserve Contract with Santa Barbara County pursuant to the Williamson Act, Government Code Section 51200 et. seq. and the Santa Barbara County Uniform Rules;
- b) **08RZN-00000-00011** [application filed on September 30, 2008] proposing to rezone 154 acres from 100-AL-O (Ordinance 661) to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code;

and to accept the exemptions pursuant to Sections 15317 and 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act. The site is identified as AP Nos. 093-060-008, -022, and -024, located on Central Avenue between Union Sugar and DeWolfe Avenues, in the Lompoc area, Fourth Supervisorial District.

ACTION: Approved the project, with revisions to the staff report.

Valencia/Blough

Vote: 5-0

Appeal process not applicable.

XI. STANDARD AGENDA:

08GPA-00000-00008
08GPA-00000-00009
08RZN-00000-00009 2003-2008 General Plan Housing
1. 08ORD-00000-00009 Element Focused Rezone Program Countywide
08-EIR-00005 David Matson, Deputy Director, Long Range Planning (805) 568-2068
Joy Hufschmid, Deputy Director, Long Range Planning (805) 568-3373

Hearing on the request of the Office of Long Range Planning that the County Planning Commission recommend that the Board of Supervisors certify the 2003-2008 Housing Element Focused Rezone Program Environmental Impact Report (08EIR-00000-00005), and adopt project findings and related CEQA findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program; adopt a resolution recommending that the Board of Supervisors approve the Housing Element Focused Rezone Program by amending the Santa Barbara County General Plan Housing Element, Orcutt Community Plan, the Land Use Development Code, and the Santa Barbara County Zoning Map; recommend that the Board of Supervisors adopt a resolution approving specific amendments to the General Plan Housing Element by inserting a revised Policy 1.10: Action 1 Rezone Program and a new subsection entitled *Appendix E2* that describes the revised Focused Rezone Program; recommend that the Board of Supervisors adopt a resolution approving specific amendments to the Orcutt Community Plan and by changing land use designations from Residential Ranchette Minimum

Parcel Size 10 acres to Residential 20 on a portion of APN 129-151-026; and from Agriculture 1 to Residential 20 on a portion of APN 107-250-008; and by revising development standards for two sites identified in the Orcutt Community Plan as Key Site #3 and Key Site #30; and recommend that the Board of Supervisors adopt an ordinance amending the Santa Barbara County Land Use & Development Code to establish a new Multi-Family Residential-Orcutt zone district and by amending the Santa Barbara County Zoning Map to rezone AP No. 129-151-026 from RR-10 and AP No. 107-250-008 from AG-I-40 to Multi-Family Residential-Orcutt zone. (Continued from 10/17/08)

ACTION: Accepted staff's recommendations, with revisions to the staff report, attachments and exhibits.

Valencia/Blough

Vote: 5-0

Appeal process not applicable.

2. 08APL-00000-00010 Scheller Appeal of El Encinal Pole/Hay Barn Los Alamos

Alice McCurdy, Supervising Planner (805) 934-6256
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Steve Kirby, Attorney for Carson Scheller to consider the Appeal 08APL-00000-00010 [application filed on March 10, 2008] of Planning and Development's decision to approve Land Use Permit 08LUP-00000-00024 for a pole/hay barn, in compliance with Section 35.102 of the County Land Use and Development Code on property located in the AG-II-100 Zone. The application involves AP No. 099-030-040, located approximately 1.25 miles southwest of the intersection of Highway 135 and Santa Rita Road, in the Los Alamos area, Fourth Supervisorial District.

ACTION: Continued this item to the hearing of January 28, 2009, at the request of the Commission to have staff research legal issues associated with the easement and to prepare revised findings.

Valencia/Blough

Vote: 5-0

Appeal process not applicable.

**3. TPM 14,746
08TPM-00000-00006 Amon Tentative Parcel Map Santa Ynez**

08NGD-00000-00023 John Karamitsos, Supervising Planner (805) 934-6255
Brian Tetley, Planner (805) 934-6589

Hearing on the request of Mr. David Swenk, agent for Mr. Jack Amon, landowner, to consider Case No. 08TPM-00000-00006, [application filed on April 30, 2008] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 40.0 acres into two lots of 20.0 acres, on property zoned AG-I-20; and to approve the Negative Declaration (08NGD-00000-00023) 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, Geologic Processes, Hazardous Materials/Risk of Upset, and Noise. 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 ND is also available for review at the Solvang Public Library, 1745 Mission Drive, Solvang, the Los Olivos Branch Library Grange Hall, 2374 Alamo Pintado Avenue, Los Olivos, and the Santa Ynez Branch library, 3598 Sagunto St, Santa Ynez. The application involves AP No. 141-041-034, located approximately 500-feet east of the Roblar Avenue/Brinkerhoff Road intersection, in the Santa Ynez valley area, Third Supervisorial District.

ACTION: Approved the project, with revisions to the Conditions of Approval.

Jackson/Brown

Vote: 5-0

10 day appeal period; fee required.

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.

ACTION: Continued the item to the hearing of December 10, 2008, at the request of the Commission.

Brown/Jackson

Vote: 4-0 (Cooney recused)

Appeal period 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