

**ATTACHMENT 8: PLANNING COMMISSION MEMORANDUM DATED  
SEPTEMBER 28, 2021**



## COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT

### MEMORANDUM

**TO:** County Planning Commission

**FROM:** Travis Seawards, Deputy Director, Development Review Division

**STAFF CONTACT:** Gwen Beyeler, Planner

**DATE:** September 28, 2021

**HEARING DATE:** October 6, 2021

**RE:** Appeal of Orcutt Gas Station Development Plan and Minor Conditional Use Permit  
3616 Orcutt Road  
Case Nos. 18DVP-00000-00001, 18CUP-00000-00001, 21APL-000001, and 21APL-00000-00002

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#### INTRODUCTON

On July 28, 2021, the County Planning Commission (Commission) continued the Appeal of the Orcutt Gas Station Development Plan and Minor Conditional Use Permit to October 6, 2021 to allow the Applicant additional time to work with the Department of Public Works to identify potential changes to the Lakeview Road intersection. The Commission also requested that the Applicant provide additional information regarding the alternative configurations to underground the utilities, including additional details on the cost estimate to underground the utilities for this Project. The purpose of this memorandum is to:

1. Summarize the research that has taken place with regard to potential changes to the Lakeview Road and Orcutt Road intersection;
2. Address additional details regarding the proposed utility configurations provided by the Applicant.

#### LAKEVIEW ROAD INTERSECTION

On September 2, 2021, County Public Works Roads Division (Roads Division) staff discussed the Lakeview Road and Orcutt Road intersection with District 4 staff. No immediate improvements to the intersection were identified as part of the Proposed Project. Therefore, at this time, there

are no additional modifications to the Proposed Project regarding the Lakeview Road intersection, and the existing Proposed Project and associated road requirements are still applicable. The Roads Division will continue to pursue intersection improvements in consultation with District 4, Caltrans, and the City of Santa Maria.

As discussed in Sections 6.1 and 6.3 of the staff report dated July 20, 2021, herein incorporated by reference, the right-of-way changes proposed by the Proposed Project are consistent with the Comprehensive Plan, including the Orcutt Community Plan. As discussed in the staff report dated July 20, 2021, herein incorporated by reference, the Roads Division reviewed the Proposed Project and the traffic and circulation study and advised that Lakeview Road will continue to function adequately despite the contribution of project generated traffic to the roadway. Based on the County's review, and as discussed in Finding 2.1.5, included as Attachment A to the staff report dated July 20, 2021, herein incorporated by reference, staff recommends that the Planning Commission find that the Proposed Project will not result in detrimental impacts to the health, safety, comfort, convenience and general welfare of the neighborhood in terms of traffic-related impacts.

## **UNDERGROUNDING OF UTILITIES**

Planning and Development and the Roads Division require the undergrounding requirement in their Conditions of Approval for all applicable projects, consistent with the Board Resolution Nos. 24419 and 87-344 and the County's Comprehensive Plan.

The Applicant will present information about the undergrounding, including cost estimates to underground the utilities, during the October 6, 2021 Planning Commission hearing.

### **I. RECOMMENDATION**

Staff recommends that the Commission:

1. Deny the appeals, Case Nos. 21APL-00000-00001 and 21APL-00000-00002.
2. Make the required findings for approval of the Proposed Project specified in Attachment A, including CEQA findings, of the staff report dated July 20, 2021, herein incorporated by reference.
3. Adopt the Mitigated Negative Declaration (Case No. 19NGD-00000-00001) and adopt the mitigation monitoring program contained in the conditions of approval (Attachment B and Attachment C of the staff report dated July 20, 2021 incorporated herein by reference).
4. Grant *de novo* approval of the Proposed Project, Case Nos. 18CUP-00000-00001 and 18DVP-00000-00002, subject to the conditions included in Attachment B of the staff report dated July 20, 2021, incorporated herein by reference.

Refer back to staff if the Commission takes other than the recommended action for appropriate findings and conditions.

CC: Case File (to Planner)  
Hearing Support