

Commissioner Smyser reported that he received a letter from the LAPAC regarding the St. Joseph's Agricultural Worker's housing project. The LAPAC would like to look at the CC&R's and see how this project would impact the community before it comes before the County Planning Commission. Commissioner Smyser asked the LAPAC Chair, Chris Wrather, to send a letter to the Commission with their concerns. The LAPAC requested that they be noticed when the project goes before the Planning Commission.

Commissioner Valencia reported that he received a call from the owners of the Evergreen Shopping Center in the Fourth District. The applicant is planning an overhaul and facelift of the project. Commissioner Valencia will be meeting with the applicant next Wednesday, January 10, 2007.

Commissioner Cooney reported that he met with Dianne Meester Black and discussed the prospect of a Planning Commission workshop sometime in the coming months. Commissioner Cooney raised the possibility of specific briefings that the Commission might be interested in receiving and asked that the Commission give input on what briefings they would like to see come before them.

X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.

XI. **MINUTES:** The Minutes of December 6, 2006 and December 13, 2006 were considered as follows:

ACTION: Approved the Minutes of December 6, 2006, as revised.

Smyser/Brown Vote: 5-0

ACTION: Approved the Minutes of December 13, 2006, as revised.

Smyser/Boysen Vote: 5-0

XII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by Dianne Meester Black, Assistant Director, Planning and Development.

XIII. **STANDARD AGENDA:**

01TPM-00000-00016		
1. 04DVP-00000-00040	Pulver Lot Split	Goleta
06NGD-00000-00007	Anne, Almy, Supervising Planner (805) 568-2053	Errin Briggs, Planner (805) 568-2047

Hearing on the request of Isaac Romero, agent for the owner David Pulver, to consider the following [applications filed on August 2, 2001]:

a) **01TPM-00000-00016** for approval under the County Code, Chapter 21 to divide 1.90 acres into 4 parcels of 14,131 square feet, 23,646 square feet, 12,960 square feet and 32,248 square feet in the DR-1.8 zone district under Article III;

b) **04DVP-00000-00040** for approval of a Final Development Plan under the provisions of Article III of the DR-1.8 Zone District, to demolish a detached residential second unit and develop two new single-family dwellings (SFD) for a total of three SFDs (one existing) on site as well as a common open space area to be maintained in common and shared by the residential lots resulting from approval of 01TPM-00000-00016;

and to approve the Negative Declaration, 06NGD-00000-00007 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, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Noise and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. 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. 065-240-021, located at 4860 Vieja Drive, Goleta area, Second Supervisorial District. (Continued from 11/1/06 and 12/6/06)

ACTION: Accepted late submittals into the record from Violet Gray.

Brown/Boysen

Vote: 5-0

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

Brown/Boysen

Vote: 5-0

10 day appeal period; fee required.

Bosshardt Appeal of Land

2. **06APL-00000-00034**

Use Permit Denial

Santa Ynez

John Karamitsos, Supervising Planner, (805) 934-6255
Shelley Ingram, Planner (805) 934-6264

Hearing on the request of Curt Moniot, agent, to consider Case No. 06APL-00000-00034, [application filed on September 8, 2006], to consider the appeal of the Planning and Development Department's decision to deny Land Use Permit 06LUP-00000-00245, for a two story single family dwelling and garage with second story Detached Residential Second Unit in the 10-R-1 Zone District under Article III. The application involves AP No. 143-400-017, located at 3457 Willow Street, Santa Ynez area, Third Supervisorial District. (Continued from 11/1/06)

ACTION: Continued the item to the hearing of February 14, 2007 with direction to return to the CBAR with revised plans and to give staff time to review revised plans.

Smyser/Valencia

Vote: 5-0

Appeal process not applicable.

3. **06RZN-00000-00006**
06CUP-00000-00029

Vasquez Ranch Zoning Map Amendment
and Agricultural Employee Dwelling

Gaviota

Exempt, CEQA Sections 15061(b)(3) and 15301

June Pujo, Supervising Planner, (805) 568-2056
Dan Gullett, Planner (805) 568-2002

Hearing on the request of Jennifer Foster, agent for the owners, Adam Gooch and Nathan Korman, to consider the following [applications filed on August 23, 2006]:

- a) **06RZN-00000-00006** proposing to rezone a 3.00 acre lot (APN 081-240-033), and a 414.72 acre lot (APN 081-240-039), in compliance with Section 35.104 of the County Land Use & Development Code from Unlimited Agriculture (U) under Zoning Ordinance No. 661 to Agriculture II, 100-acre minimum lot area (AG-II-100);
- b) **06CUP-00000-00029** for a Conditional Use Permit to validate three existing agricultural employee dwellings in compliance with Section 35.82.060 of the County Land Use & Development Code on APN 081-240-039;

and to accept the Exemption pursuant to Sections 15061(b)(3) and 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The applications

involve AP Nos. 081-240-039 and 081-240-033, located at 610 Calle Equestre, in the Gaviota area, Third Supervisorial District.

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

Smyser/Boysen

Vote: 5-0

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