



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA

Hearing of January 4, 2006  
9:00 a.m.

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C. MICHAEL COONEY	1st District	Santa Barbara County
VACANT	2nd District	Engineering Building, Room 17
PARKER MONTGOMERY	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Vice Chair	Santa Barbara, CA 93101
JACK BOYSEN	5th District, Chair	(805) 568-2000 (Planning & Development)

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**TV COVERAGE ANNOUNCEMENT:** *Planning Commission Hearings are televised live on Government Access Television (GATV) Channel 20 at 9:00 A.M. in the South Coast, Lompoc, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of Planning Commission Hearings are on Fridays at 5:00 P.M. on GATV Channel 20.*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Cintia Mendoza.
- III. **ROLL CALL:** Commissioner Cooney was absent; second district vacant.
- IV. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- V. **APPOINTMENT OF THE 2006 PLANNING COMMISSION CHAIR AND FIRST VICE CHAIR:**

Nominated Joe Valencia as Chair.

Boysen/Valencia                      Vote: 2-1 (Montgomery no/Cooney absent)

Nominated Michael Cooney as Vice Chair.

Valencia/Boysen                      Vote: 2-0-1 (Montgomery abstained/Cooney absent)
- VI. **APPOINTMENT OF THE 2006 PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY:**

Nominated Steve Chase as Secretary to the Planning Commission.

Montgomery/Boysen                      Vote: 3-0 (Cooney absent)

Nominated Cintia Mendoza as Recording Secretary to the Planning Commission.

Boysen/Montgomery                      Vote: 3-0 (Cooney absent)
- VII. **PROJECTION REPORT:** Presented by Cintia Mendoza.

VIII. **PUBLIC COMMENT:** John Thorndike inquired whether gated communities within gated communities are legal. Mr. Thorndike invited the Commission to attend a meeting on gated communities on January 12, 2006 at 1:00 p.m. in the Board of Supervisors conference room.

IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.

X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Steve Chase informed the Commission that he will be providing a quarterly report of projects going before the Commission through June at their next hearing of January 11, 2006.

XI. **MINUTES:** The Minutes of August 24, 2005 (continued from 9/14/05, 9/28/05, 11/2/05 and 12/14/05), November 2, 2005, November 28, 2005, November 30, 2005, December 14, 2005 and December 15, 2005 were considered as follows:

**ACTION:** Approved the Minutes of August 24, 2005, as revised.  
Boysen/Montgomery Vote: 3-0 (Cooney absent)

**ACTION:** Approved the Minutes of November 2, 2005, as revised.  
Boysen/Montgomery Vote: 3-0 (Cooney absent)

**ACTION:** Approved the Minutes of November 28, 2005, as revised.  
Boysen/Montgomery Vote: 3-0 (Cooney absent)

**ACTION:** Approved the Minutes of November 30, 2005, as revised.  
Boysen/Montgomery Vote: 3-0 (Cooney absent)

**ACTION:** Approved the Minutes of December 14, 2005, as revised.  
Boysen/Montgomery Vote: 3-0 (Cooney absent)

**ACTION:** Approved the Minutes of December 15, 2005.  
Boysen/Montgomery Vote: 3-0 (Cooney absent)

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

XIII. **STANDARD AGENDA:**

<b>05RZN-00000-00008</b>	<b>Rockwell Farm Employee</b>	
<b>05CUP-00000-00036</b>	<b>Dwelling and Rezone</b>	<b>Goleta</b>
Exempt, CEQA Section 15305		Peter Lawson, Planner (805) 568-2021

Hearing on the request of Eva Turenchalk, agent for the owners, Jeff Rockwell and Angela Walters to consider the following [application filed on June 20, 2005]:

a) **05RZN-00000-00008** proposing to rezone 7.23 acres from 40-AL under Ordinance 661 to AG-II-40 under the provisions of Santa Barbara County Code Chapter 35 of Article III;

- b) **05CUP-00000-00036** for a Conditional Use Permit allowing an existing single family dwelling to be designated as a farm employee dwelling under the provisions of Article III Zoned AG-II-40;

and to accept the Exemption pursuant to Section 15305 of the State Guidelines for implementation of the California Environmental Quality Act. The application involves AP No. 153-340-044, Goleta area, Second Supervisorial District.

**ACTION: Approved the project.**

**Boysen/Valencia**

**Vote: 2-1 (Montgomery no/Cooney absent)  
10 day appeal period; fee required.**

<b>2.</b>	<b>05ORD-00000-00016</b>		
	<b>05ORD-00000-00017</b>	<b>Noticing Amendments</b>	<b>Countywide</b>
	Exempt, CEQA Sections 15061(b)(3) & 15265	Dianne Meester, Assistant Director (805) 568-2000	Pat Saley, Planner, (805) 568-2000

The County Planning Commission will consider and make recommendations regarding the Noticing Revisions Ordinance Amendments to the Board of Supervisors on proposed revisions to Articles II and III of Chapter 35 of the County Code:

- a) **05ORD-00000-00016** to amend Article II of Chapter 35 of the Santa Barbara County Code by amending Division 5 (Overlay Districts), Division 7 (General Regulations), Division 9 (Oil and Gas Facilities), Division 10 (Nonconforming Structures and Uses), Division 11 (Permit Procedures), and Division 12 (Administration) to amend the noticing procedures regarding the timing and provision of mailed and posted notice for proposed development;
- b) **05ORD-00000-00017** to amend Article III of Chapter 35 of the Santa Barbara County Code by amending Division 5 (Overlay Districts), Division 7 (General Regulations), Division 8 (Energy Facilities), Division 9 (Nonconforming Structures and Uses), Division 10 (Permit Procedures), and Division 11 (Administration) to amend the noticing procedures regarding the timing and provision of mailed and posted notice for proposed development.

**No action taken, item adjourned to the hearing of January 11, 2006.**

<b>3.</b>	<b>05ORD-00000-00019</b>	<b>Appeals Process Ordinance Amendments</b>	<b>Countywide</b>
	Exempt, CEQA Sections 15061(b)(3) & 15265	Dianne Meester, Assistant Director (805) 568-2000	Pat Saley, Planner, (805) 568-2000

The County Planning Commission will consider and make recommendations regarding the Appeals Process Ordinance Amendments to the Board of Supervisors on proposed revisions to Article II of Chapter 35 of the County Code:

- a) **05ORD-00000-00019** to amend Article II of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions), Division 5 (Overlay Districts), Division 6 (Parking Regulations), Division 7 (General Regulations), Division 9 (Oil and Gas Facilities), Division 10 (Nonconforming Structures and Uses), Division 11 (Permit Procedures) and Division 12 (Administration) to revise the existing Appeals procedures

in regards to who may appeal, grounds for appeal, rejection of appeals, scope of appeal hearings, decisions of the Board of Architectural Review that may be appealed, decisions of the Director that may be appealed, and jurisdiction on appeals of decisions of the Zoning Administrator and the Planning Commission.

**No action taken, item adjourned to the hearing of January 11, 2006.**

4. **05ORD-00000-00021**                      **Orcutt Pilot Program**                      **Orcutt Community Plan Area**  
Exempt, CEQA Sections 15061(b)(3)                      Dianne Meester, Assistant Director (805) 568-2000  
Pat Saley, Planner (805) 568-2000

The County Planning Commission will consider and make recommendations regarding the Orcutt Pilot Program to the Board of Supervisors on proposed revisions to Article III of Chapter 35 of the County Code:

- a) **05ORD-00000-00021** to amend Article III of Chapter 35 of the Santa Barbara County Code by amending Division 15 (Overlay Districts) to add the new Orcutt Pilot Program Permitting Procedures which also incorporates by reference the Orcutt Pilot Program Checklist as Appendix F of Article III.

**No action taken, item adjourned to the hearing of January 11, 2006.**

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the  
Planning and Development Web Site at  
[www.sbcountyplanning.org](http://www.sbcountyplanning.org)

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Steve Chase  
Secretary to the Planning Commission