



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of January 5, 2005
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
SUSAN JORDAN	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)

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. **AGENDA STATUS REPORT:** Presented by Jackie Campbell.

- IV. **ADMINISTRATION OF OATH OF OFFICE TO THE PLANNING COMMISSION:**
Michael Brown, County Administrator, administered the oath of office to the Planning Commission.

- V. **INTRODUCTION OF THE 2005 PLANNING COMMISSIONERS:** By Jackie Campbell.

- VI. **ROLL CALL:** All Commissioners were present.

- VII. **ELECTION OF THE 2005 PLANNING COMMISSION CHAIR AND FIRST VICE CHAIR**
Nominated Commissioner Jack Boysen as Chair.
Jordan/Cooney Vote: 5-0
Nominated Commissioner Joe Valencia as 1st Vice Chair.
Boysen/Jordan Vote: 5-0

- VIII. **APPOINTMENT OF THE 2005 PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**
Appointed Jackie Campbell as Secretary of the Planning Commission.
Cooney/Boysen Vote: 5-0
Appointed Cintia Mendoza as Recording Secretary of the Planning Commission.
Cooney/Boysen Vote: 5-0

- IX. **PROJECTION REPORT:** Presented by Jackie Campbell.

X. **PUBLIC COMMENT:** None.

XI. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** The Commission provided comments on issues they would like to see covered this year.

Commissioner Valencia requested an endangered species matrix that specifies rules from the State and from the Federal Government which he requested at a previous hearing. Commissioner Valencia also requested that the Fire Department provide a briefing on street width mandatory requirements for small and large tracts.

Commissioner Cooney requested that staff study and report back to the Commission the concept of changing the appeal procedure that Zoning Administrator appeals go before the Planning Commission rather than to the Board of Supervisors.

Commissioner Jordan raised her concern on the importance of understanding how legislation passed in Sacramento has affected the county's ability in jurisdictional rights regarding Housing and Affordable Housing. She requested that staff periodically update the Commission on legislation changes and how they affect this area and also directed staff to investigate how other counties handle the interpretation of specific areas of law.

Commissioner Montgomery agreed in having staff look into having Zoning Administrator appeals go before the Planning Commission rather than to the Board of Supervisors, or perhaps create a Zoning Board of appeals. Commissioner Montgomery stated that he went into the State Code that sets up planning agencies to find out exactly what the Commission's responsibilities are and stated that that the Planning Commission is appointed as the planning agency for the County of Santa Barbara, yet the Commission never really has time to do planning except only review. Commissioner Montgomery expressed that we have an incredible county, an environment that attracts people and wants to make sure that everything the Commission does in the County continues to hold and attract people and that we continue to develop the County in ways that enhances the environment. Commissioner Montgomery suggested that the Commission try to devote a mtg. where it has an opportunity to discuss where they want to go from a commissioner's standpoint. Commissioner Montgomery stated that he would like to hear how Planning and Development is progressing on the PIT efforts.

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

XIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by Val Alexeeff, Director, Planning and Development.

XIV. **CONSENT AGENDA ITEMS AND PROCEDURE:**

Public Works Right-of-Way

C-1. **04GOV-00000-00017 Government Code Consistency Determination** **Lompoc**
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Jeff Havlik, of the Public Works Department, to consider Case No. 04GOV-00000-00017 [application filed on November 29, 2004] for a determination that transfer of ownership of approximately 132' x 64' of the road right of way from the County to the City of Lompoc is consistent with the Comprehensive Plan of the County of Santa Barbara, pursuant to Government Code Section 65402. The application involves AP No. 093-070-033, located approximately 2,640 feet northeast of the intersection of Central Avenue and Bailey Avenue, Lompoc area, Third Supervisorial District.

ACTION: **Dropped the item from the agenda.**
Cooney/Jordan

Vote: 5-0
Appeal process not applicable.

C-2. 04GOV-00000-00018 **Proposed Disposition of County Animal Shelter Property** **Orcutt**
Lilly Okamura, Planner (805) 934-6283

Hearing at the request of Connie Smith, Real Property Agent, General Services, to consider Case No. 04GOV-00000-00018 [application filed November 18, 2004] for a determination that the transfer of the fee ownership interest from the County to a private party in the subject property, which currently contains the County Animal Shelter, is consistent with the Comprehensive Plan of the County of Santa Barbara, pursuant to Government Code Section 65402. The application involves AP. No. 111-120-024, located at 3415 Orcutt Road, Orcutt area, Fourth Supervisorial District.

ACTION:

Appeals process not applicable.

C-3. 04GOV-00000-00020 **IV Purchase of Property Government Code Consistency Determination** **Goleta**
Rosie Dyste, Planner (805) 568-3532

Hearing on the request of General Services/Planning & Development to consider Case No. 04GOV-00000-00020 [application filed on December 2, 2004] for a determination that the acquisition of properties on the coastal bluffs of Isla Vista is consistent with the Comprehensive Plan of the County of Santa Barbara, pursuant to Government Code Section 65402. The application involves AP Nos. 075-193-005, 075-193-008, 075, 193-009, 075-193-010 and 075-193-013 located on Del Playa in Isla Vista, Third Supervisorial District.

ACTION:

Appeal process not applicable.

XV. STANDARD AGENDA:

1. 04APL-00000-00012 **Klopp Appeal of Pryko SFD Addition** **Goleta**
Eric Engelbart, Planner (805) 568-2011

Hearing on the request of Diana and Michael Klopp et al., to consider the Appeal, Case No. 04APL-00000-00012 [appeal filed on June 17, 2004] of the Planning and Development Department's decision to approve 04LUP-00000-00567 to allow a second story addition to a single family dwelling, in the 8-R-1 Zone District under Article III. The application involves AP No. 069-316-008, located at 5421 Berkeley Road, Goleta area, Second Supervisorial District. (Continued from 10/27/04)

ACTION:

2. 04APL-00000-00029 **Jimenez Appeal of Burns Temporary Access Grading** **Santa Barbara**
Michelle Wilson, Planner (805) 568-2910

Hearing on the request of Haisly Lauren Jimenez to consider the Appeal, Case No. 04APL-00000-00029 [appeal filed October 26, 2004], of the Planning and Development Department's

decision to approve Land Use Permit 04LUP-00000-01088 for site grading to provide temporary vehicular to allow for geotechnical work, in the 40-E-1 Zone District under Article III. The application involves AP No. 021-020-008, located at 2700 Gibraltar Road, Santa Barbara, First Supervisorial District.

ACTION:

The Preserve at San Marcos Residential Project

01TRM-00000-00005

01DVP-00000-00071

02GPA-00000-00010

San Marcos Foothills Area

3.

04EIR-00000-00003

Alan Hanson, Planner (805) 568-2854

Hearing on the request of Suzanne Elledge, Planning and Permitting Services, agent for the applicant, Bermant Development Corporation, to consider the following [application filed on September 5, 2001]:

- a) **01TRM-00000-00005** for approval of a Vesting Tentative Tract Map (VTTM) under County Code Chapter 21 to divide 377 acres to create a total of 19 lots comprising 177 acres (161 acres of residential development, a 10-acre parcel for dedication to the County for a public park and two open space parcels with an approximate combined total of 6 acres) and the remaining 200 acres comprising a Designated Remainder parcel in the PRD 75 Zone District under Article III. The Designated Remainder parcel, created by the proposed VTTM is not part of the proposed project and is under an option for conveyance to a local non-profit land conservation group;
- b) **01DVP-00000-00071** for approval of a Final Development Plan under the provisions of Article III of the PRD 75 Zone District, to develop 20 residential dwelling units with associated accessory buildings, landscaping and private open space, road system and utilities;
- c) **02GPA-00000-00010** for approval of a General Plan Amendment proposing to amend the Santa Barbara County Comprehensive Plan Policy for the Cieneguitas Creek Planning Area that currently prohibits development on the Rincon geologic formation to allow for such development where slopes do not exceed 20%;

and to certify the proposed final Environmental Impact Report, 04EIR-00000-00003, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant and unavoidable effects on the environment are anticipated in the following categories: Biological Resources and Geological Processes. Significant but mitigable impacts on the environment as a result of this project are anticipated in the following categories: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geological Processes, Hazardous Materials/Risk of Upset, Land Use, Noise, Public Facilities, Transportation/Circulation and Water Resources/Flooding. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara; the Goleta Branch Library, 500 North Fairview Avenue, Goleta; the Goleta Valley Community Center, 5679 Hollister Avenue, Goleta; the University of California, Santa Barbara Library, Santa Barbara; the Carpinteria Public Library, 5141 Carpinteria Avenue, Carpinteria; and the Montecito Public Library, 1469 East Valley Road, Montecito. The application involves AP Nos. 055-010-006, -007; 059-020-002, -011, -014, -016, -023, -024, -026 and -028, located in the San Marcos Foothills on

the eastside of Highway 154, north of Foothill Road (SR192), in the unincorporated area of the Second Supervisorial District. (Continued from 10/27/04 and 12/16/04)

ACTION:

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org

Jackie Campbell
Secretary to the Planning Commission