



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of January 11, 2006
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice Chair	County of Santa Barbara
VACANT	2nd District	Betteravia Government Center
PARKER MONTGOMERY	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Chair	Santa Maria, CA 93455
JACK BOYSEN	5th District	(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. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- V. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VI. **PUBLIC COMMENT:** Bob Field, Chairman of the Santa Ynez VPAC addressed the Commission on the implications of what projects are looked at by the VPAC. Large projects of valley wide significance and projects of large controversy are seen by the VPAC.

John 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.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia informed the Commission of his request that Steve Chase and Zoraida Abresch coordinate in looking into the 20,000 square foot item regarding horses and revising language in the Ordinance.

Commissioner Valencia informed the Commission that at a November hearing, Commissioner Boysen appointed a committee consisting of Commissioners Cooney and Valencia to further look into commission compensation and prepare a memo. Commissioner Valencia provided copies of the memo and requested the Commission review and provide comments.

ACTION: Moved to agendize Commission Compensation on the Standard Agenda of the hearing of January 25, 2006.

Boysen/Cooney Vote: 4-0
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of January 4, 2006 were considered as follows:

ACTION: Approved the Minutes of January 4, 2006, as revised.

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

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

XI. **STANDARD AGENDA:**

00CUP-00000-06028

02CUP-00000-00082

1. **03DVP-00000-00036** Shelly Training Stables Los Olivos

02NGD-00000-00013

John Zorovich, Planner (805) 934-6297

Hearing on the request of Thomas and Catherine Shelly, owners, to consider the following:

- a) **00CUP-00000-06028** [application filed on November 9, 2000] for a Major Conditional Use Permit to legalize an existing commercial horse boarding and training facility under the provisions of Article III Zoned AG-I-10;
- b) **02CUP-00000-00082** [application filed on December 31, 2002] for a Minor Conditional Use Permit to legalize an existing farm employee trailer under the provisions of Article III Zoned AG-I-10;
- c) **03DVP-00000-00036** [application filed on August 11, 2003] for approval of a Final Development Plan under the provisions of Article III of the AG-I-10 Zone District, to develop 28,692 square feet of structural development (22,932 square feet existing and 5,760 square feet proposed);

and to approve the Negative Declaration 02NGD-00000-00013 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, Cultural Resources, Geologic Processes and Noise. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The ND is also available for review at the Solvang Library, 1745 Mission Drive, Solvang, CA, the Los Olivos Library, 2374 Alamo Pintado Avenue, Los Olivos, CA and the UCSB Library. The application involves AP No. 135-030-056, located at 3205 Calkins Road, Los Olivos area, Third Supervisorial District. (Continued from 11/9/05)

ACTION: Accepted late submittals into the record from Susan Petrovich of Hatch and Parent and David Jamieson of Jamieson & Son.

Montgomery/Boysen
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Vote: 4-

ACTION: Continued the item to the hearing of February 8, 2006 in Santa Maria.

Montgomery/Boysen
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Vote: 4-

Appeal process not applicable.

05ORD-00000-00016

2. **05ORD-00000-00017** Noticing Amendments Countywide

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.

ACTION: Recommended that the Board of Supervisors adopt Ordinance Amendments 05ORD-00000-00016 and 05ORD-00000-00017.

Boysen/Montgomery **Vote: 4-0**

The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

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

ACTION: Recommended that the Board of Supervisors adopt Ordinance Amendment 05ORD-00000-00019.

Boysen/Montgomery **Vote: 4-0**

The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

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.

ACTION: Recommended that the Board of Supervisors adopt Ordinance Amendment 05ORD-00000-00021, with revisions to the checklist.

Boysen/Montgomery **Vote: 4-**
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The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

01DVP-00000-00038
01CUP-00000-00016
05CUP-00000-00049
5. 05CUP-00000-00050 Santa Lucia Veterinary Facility Santa Ynez
03NGD-00000-00027 Brian Tetley, Planner (805) 934-6589

Hearing on the request of Tish Beltranena, agent for the owner, Van E. Snow DVM, to consider the following:

- a) **01DVP-00000-00038** [application filed on February 21, 2001] for approval of a Final Development Plan under the provisions of Article III of the AG-I-10 Zone District, to approve 29,116 square feet of existing structural development;
- b) **01CUP-00000-00016** [application filed on February 21, 2001] for a Conditional Use Permit allowing an animal hospital under the provisions of Article III Zoned AG-I-10;
- c) **05CUP-00000-00049** [application filed on July 29, 2005] for a Conditional Use Permit allowing a composting operation under the provisions of Article III Zoned AG-I-10;
- d) **05CUP-00000-00050** [application filed on July 29, 2005] for a Conditional Use Permit allowing a farm employee dwelling under the provisions of Article III Zoned AG-I-10;

and to approve the Negative Declaration 03NGD-00000-00027 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, Cultural Resources, Hazardous Materials/Risk of Upset, and Noise. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The ND is also available for review at the Solvang Public Library, 1745 Mission Drive, Solvang, CA and the UCSB Library, UCSB, Santa Barbara, CA. The application involves AP No. 141-420-005, located at 1924 West Highway 154, Santa Ynez area, Third Supervisorial District.

ACTION: Accepted a late submittal into the record from Dan Landry of Valley Compost & Topsoil Inc.

Montgomery/Boysen
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Vote: 4-

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

Montgomery/Boysen

Vote: 4-

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10 day appeal period; fee required.

6.	05CUP-00000-00005 05DVP-00000-00002 05EIR-00000-00007	Gaviota Creek Bridge and Road Replacement	Gaviota Mark Walter, Planner (805) 568-2852
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Hearing on the request of Joy Hufschmid, Santa Barbara County Public Works, to consider the following [application filed February 7, 2005]:

- a) **05CUP-00000-00005** for a Conditional Use Permit allowing the construction of a new bridge and road under the provisions of Article II of the REC Zone District;
- b) **05DVP-00000-00002** for approval of a Final Development Plan under the provisions of Article II of the REC Zone District, to construct a new bridge and road;

and to certify the Environmental Impact Report 05EIR-00000-00007 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: Noise. The EIR and all documents referenced therein may be reviewed at the Public Works Department, 123 E. Anapamu St., Santa Barbara. The EIR 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 Nos. 081-270-002 and 083-650-011, located at Gaviota State Beach, Gaviota area, Third Supervisorial District.

ACTION: Continued the item to the hearing of January 25, 2006.

Boysen/Cooney

Vote 4-0

Appeal process not applicable.

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

Steve Chase
Secretary to the Planning Commission