



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of January 18, 2012
9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
MARELL BROOKS	3rd District, Vice-Chair	123 East Anapamu Street
JOE H. VALENCIA	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District	(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBTV) 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 CSBTV Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brooks reported that Mesa Lane Partners of Santa Barbara is a recipient of the 2011 Governor's Environmental and Economic Leadership Award for the LOOP project in Isla Vista. Commissioner Valencia reported that a member of the Cavaletto family was selected to officiate in the upcoming Super Bowl.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- IX. **STANDARD AGENDA:**

1. **SB 375 and the Regional Transportation Plan/Sustainable Communities Strategy/Regional Housing Needs Assessment Briefing Countywide**

Jeff Hunt, Director, Long Range Planning (805) 568-2072
Peter Imhof, Deputy Director, Santa Barbara County Association of Governments (805) 961-8910

The County Planning Commission will receive a briefing regarding the status and process for adoption of the Regional Transportation Plan, including the Sustainable Communities Strategy, Regional Growth Forecast and the Regional Housing Needs Allocation.

ACTION: The Planning Commission received a briefing regarding the status and process for adoption of the Regional Transportation Plan, including the Sustainable Communities Strategy, Regional Growth Forecast and the Regional Housing Needs Allocation and provided comments to Peter Imhof,

**Deputy Director, Santa Barbara County Association of Governments and
Jeff Hunt, Director, Long Range Planning. No action was taken.**

2. **10RMM-00000-00003 Brecheen Recorded Map Modification Toro Canyon**
Addendum to 84-ND-05 Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Leigh Brecheen and John Dellaverson, property owners, to consider Case No. 10RMM-00000-00003, [application filed on August 24, 2010] to modify Parcel Map No. 13,527 to create a new development envelope for the property at 336 Toro Canyon Road (Parcel "B" of Parcel Map 13,527) in compliance with Section 21-15.9 of County Code Chapter 21; and to approve the Addendum to Negative Declaration (84-ND-05) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original ND identified significant but mitigable effects on the environment in the following categories: 1) fauna, 2) archaeological resources, and 3) land use/agriculture. The Addendum to the ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The application involves AP Nos. 005-670-004, -005 & -006, located 336 Toro Canyon Road in the Toro Canyon area, First Supervisorial District.

ACTION: Dropped the item from the Standard Agenda, at the request of staff.

Brooks/Valencia

Vote: 5-0

Appeal process not applicable.

05TPM-00000-00002
05LLA-00000-00005
05LLA-00000-00006
07RZN-00000-00006
07RZN-00000-00007
07CUP-00000-00057
11COC-00000-00001

3. **11CDP-00000-00078 Las Varas Ranch Project Gaviota**
10EIR-00000-00005 Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 568-6844

Hearing on the request of Susan Petrovich, agent for the applicant to consider Case Nos. 05TPM-00000-00002, 05LLA-00000-00005, 05LLA-00000-00006 [applications filed on February 28, 2005], 07RZN-00000-00006 [application filed on May 8, 2007], 07RZN-00000-00007 [application filed on May 22, 2007], 07CUP-00000-00057 [application filed on July 19, 2007], 11COC-00000-00001 [application filed on December 2, 2011], and 11CDP-00000-00078 [application filed on December 6, 2011] for:

- a) Approval of two rezones of approximately 1,238 acres from Unlimited Agriculture (U) under Ordinance 661 to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code;
- b) Approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 404 acres into 3 lots of 100 acres, 147 acres and 157 acres, on property zoned AG-II-100;
- c) Approval of a Conditional Certificate of Compliance to legalize the creation of a 94-acre lot, in compliance with Section 66499.35 of the State Subdivision Map Act, in an area zoned AG-II-100;

- d) Approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between 3 lots of 8 acres, 11 acres and 94 acres to reconfigure into 2 lots of 55 and 58 acres, on property located in the AG-II-100 Zone;
- e) Approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between 4 lots of 740 acres, 281 acres, 242 acres, and 1 acre to reconfigure into 2 lots of 1,115 acres and 150 acres, on property located in the AG-II-100 Zone;
- f) Approval of a Conditional Use Permit to allow installation of a private shared water system in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance and Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-II-100; and
- g) Approval of a Coastal Development Permit to allow installation of a private shared water system in the coastal zone in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance on property zoned AG-II-100;

and to certify the Environmental Impact Report (10EIR-00000-00005) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant and unavoidable effects on Biological Resources are anticipated; significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Agricultural Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials, Land Use, Recreation, Transportation/Circulation, and Water Resources. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The EIR is available for review on P&D's website at <http://www.sbcountyplanning.org/projects/05TPM-00002/index.cfm>. 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 applications involve AP Nos. 079-080-001, -002, -009, -012, -013, -014, -022, and 081-240-003 and -014 (retired to 081-240-049) [total of 1,784 acres] located at 10045 Calle Real in the Gaviota area, Third Supervisorial District.

ACTION: Continued the item to the hearing of February 8, 2012, at the request of the Commission.

Brooks/Brown

**Vote: 4-1 (Blough no)
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

Dianne M. Black
Secretary to the Planning Commission