



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of January 19, 2011
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice-Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Chair	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. **ELECTION OF THE 2011 PLANNING COMMISSION CHAIR AND FIRST VICE CHAIR**

ACTION: Nominated Commissioner Valencia as the 2011 Planning Commission Chair.

Brown/Cooney **Vote: 5-0**

ACTION: Nominated Commissioner Cooney as the 2011 Planning Commission Vice Chair.

Valencia/Blough **Vote: 5-0**
- V. **APPOINTMENT OF THE 2011 PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**

ACTION: Nominated Dianne Black as the 2011 Planning Commission Secretary.

Valencia/Blough **Vote: 5-0**

ACTION: Nominated David Villalobos as the 2011 Planning Commission Recording Secretary.

Valencia/Blough **Vote: 5-0**
- VI. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VII. **PROJECTION REPORT:** by Dianne M. Black.
- VIII. **PUBLIC COMMENT:** None.

IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Cooney announced that he has invited Santa Barbara County Executive Officer Chandra Wallar to the Commission's February 2, 2011 hearing. He also asked if Dr. Russell would be willing to give a presentation to the Commission relating to Native American archeology at a future hearing. Commissioner Brooks reported on a recent article that she read in the Lompoc Record regarding feather signs in the City of Santa Maria.

X. **MINUTES:** The Minutes of December 1, 2010 and December 8, 2010 were considered as follows:

ACTION: Approved the Minutes of December 1, 2010.

Brown/Brooks Vote: 5-0

ACTION: Approved the Minutes of December 8, 2010.

Brooks/Cooney Vote: 5-0

XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XII. **STANDARD AGENDA:**

10CUP-00000-00043

09RZN-00000-00010

07DVP-00000-00028

Hollister-Yacono Development Plan Conditional

1. **08OSP-00000-00001 Use Permit, Consistency Rezone and Overall Sign Plan Buellton**

10NGD-00000-00003 John Karamitsos, Supervising Planner (805) 934-6255

Hearing on the request of Rob Alexander, Mosaic Land Planning, agent for Kenny Hollister, representative for owner to consider:

a) **09RZN-00000-00010**, [application filed on October 9, 2007] Zoning Map Amendment to rezone 32.84 acres (gross) from Intensive Agricultural zone district (AGI), under Ordinance 661, to Agriculture, 100 acre minimum parcel size (AG-II-100), zone district under the Land Use and Development Code in compliance with Chapter 35.104 of the County Land Use and Development Code;

b) **07DVP-00000-00028** [application filed on October 9, 2007] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to allow existing and proposed structural development;

c) **10CUP-00000-00043** [application filed on November 23, 2010], for approval of a Conditional Use Permit in compliance with Section 35.82.060 of the County Land Use and Development Code to allow existing conforming uses and structures onsite;

d) **08OSP-00000-00001**, [application filed on October 9, 2007] for approval of an Overall Sign Plan in compliance with the Santa Barbara County Land Use & Development Code (LUDC) Section 35.82.150;

and to adopt the Negative Declaration 10NGD-00000-00003 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, Geologic Processes, Hazardous Materials, Noise, Public Facilities, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 East

Anapamu Street, Santa Barbara, CA 93101, 624 West Foster Road, Suite C, Santa Maria CA 93455, the Santa Maria Public Library, 421 S. McClelland Street, Santa Maria, CA 93454, and Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101. The project site is AP No. 099-640-010, commonly known as 2201 U.S. Highway 101, located approximately 2 miles north of the City of Buellton and 1 ½ miles south of the Highway 101 and Highway 154 interchange. Site access is from Jonata Park Road, Third Supervisorial District. (Continued from 12/08/10)

ACTION: Continued the item to the hearing of February 9, 2011, at the request of staff.

Brooks/Brown

Vote: 5-0

Appeal process not applicable.

2. 10APL-00000-00018 Fletcher Appeal of Hurricane Deck Cutlery Mission Hills
Exempt, CEQA Section 15301 John Karamitsos, Supervising Planner (805) 934-6255
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Deborah Fletcher, appellant to consider Case No. 10APL-00000-00018, [application filed on September 3, 2010], of the Planning and Development Director's decision to approve 10HOC-00000-00008 in compliance with Section 35.102 of the County Land Use and Development Code, on property located in the 7-R-1 zone; and to determine that the project is exempt from CEQA pursuant to Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 097-223-010, located approximately 490 feet southeast of the intersection of Calle Seis and Via Gala, known as 3642 Via Gala, Mission Hills area, Fourth Supervisorial District. (Continued from 12/08/10)

ACTION: Approved the findings as revised, accepted the exemption, and approved the appeal 10APL-00000-00018, thereby denying the Planning and Department's approval of Land Use Permit No. 10HOC-00000-00008.

Valencia/Brown

Vote: 4-0-1 (Blough abstained)

10 day appeal period; fee required.

3. 08RZN-00000-00010 Makela Rezone Gaviota
Exempt, CEQA Section 15061(b)(3) Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Mark McFarlin, agent for the owners Mr. and Mrs. Craig Makela, to consider Case No. 08RZN-00000-00010 [application filed September 19, 2008] proposing to rezone a single 100-acre parcel from Unlimited Agricultural, 100-acre minimum lot area (U-100) under Zoning Ordinance No. 661 to Agriculture II, 100-acre minimum lot area (AG-II-100) under Section 35.21 of the County Land Use and Development Code; and to determine that the project is exempt from CEQA pursuant to Section 15061(b)(3) of the Guidelines for Implementation of California Environmental Quality Act. The application involves AP No. 081-230-028, known as 12477 Calle Real, Gaviota area, Third Supervisorial District.

ACTION: Approved the project, with revisions to the Conditions of Approval.

Brooks/Brown

Vote: 5-0

10 day appeal period; fee required.

4. Briefing on Approved Projects Countywide
Dianne Black, Development Services Director (805) 568-2000

Staff will provide a briefing on the status of construction of approved projects.

ACTION: The Commission received a briefing on the status of construction of projects in the Gaviota Coast planning area from Dianne M. Black. No action was taken.

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