



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of January 21, 2009
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Vice Chair	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Chair	(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 Jessica Opland.
- III. **ADMINISTRATION OF OATH OF OFFICE TO THIRD DISTRICT COMMISSIONER:**
by Mike Allen, Clerk of the Board.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **APPOINTMENT OF THE 2009 PLANNING COMMISSION CHAIR AND FIRST VICE CHAIR**
ACTION: Nominated Commissioner Blough as the 2009 Planning Commission Chair.
Valencia/Brown **Vote: 5-0**
ACTION: Nominated Commissioner Brown as the 2009 Planning Commission Vice Chair.
Blough/Cooney **Vote: 5-0**
- VI. **APPOINTMENT OF THE 2009 PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**
ACTION: Nominated Dianne Black as the 2009 Planning Commission Secretary.
Brown/Brooks **Vote: 5-0**
ACTION: Nominated Jessica Opland as the 2009 Planning Commission Recording Secretary.
Brown/Blough **Vote: 5-0**
- VII. **AGENDA STATUS REPORT:** by Dianne M. Black.

- VII. **PROJECTION REPORT:** by Dianne M. Black.
- IX. **PUBLIC COMMENT:** None.
- X. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- XI. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- XII. **MINUTES:** The Minutes of December 3, 2008 and December 10, 2008 were considered as follows:
- ACTION: Approved the Minutes of December 3, 2008.**
Brown/Cooney **Vote: 4-0-1 (Brooks abstained)**
- ACTION: Approved the Minutes of December 10, 2008, as revised.**
Brown/Valencia **Vote: 4-0-1 (Brooks abstained)**
- XIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director.
- XIV. **PRESENTATION OF RESOLUTION TO C.J. JACKSON**
- XV. **VIDEO PRESENTATION:** The Best of Santa Barbara County.
- XVI. **STANDARD AGENDA:**

1. **08APL-00000-00026** **High Meadow Home Owners Association Appeal of Old Mill Tract Road** **Solvang**
John Karamitsos, Supervising Planner (805) 934-6255
Brian Tetley, Planner (805) 934-6589

Hearing on the request of the High Meadow Homeowners Association to consider the appeal, Case No. 08APL-00000-00026 [appeal filed on June 16, 2008] of the Director's decision to approve a Land Use Permit, Case No. 08LUP-00000-00143, in compliance with Chapter 35.102 of the County Land Use and Development Code on property located in the 40-AL-O Zone; and to accept the Addendum to City of Solvang Environmental Impact Report (SCH # 2005081109) 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 request. The original EIR identified no significant effects on the environment. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The application involves AP No. 139-250-036, located at 480 Alamo Pintado Road in the Solvang area, Third Supervisorial District.

ACTION: Adopted the required findings for the approval of Case No. 08LUP-00000-00143, denied the appeal, Case No. 08APL-00000-00026, thereby upholding Planning and Development's approval of Land Use Permit No. 08LUP-00000-00143; and granted de novo approval of 08LUP-00000-00143, with the addition of a Condition of Approval.

Blough/Valencia **Vote: 4-1 (Brooks no)**
10 day appeal period; fee required.

2. **08APL-00000-00029** Mehrabian Appeal of Hunsicker-Merrell Horse Arena **Santa Ynez**
John Karamitsos, Supervising Planner (805) 934-6255
Brian Tetley, Planner (805) 934-6589

Hearing on the request of Ms. Susan Petrovich, agent for the appellants, Mr. And Mrs. Mehrabian, to consider the Appeal, Case No. 08APL-00000-00029 [appeal filed on August 11, 2008] of the Director's decision to approve a Land Use Permit, Case No. 08LUP-00000-00374 in compliance with Section 35.102 of the County Land Use and Development Code, on property located on the AG-I-5 Zone. The application involves AP No. 141-160-028, located at 5300 Baseline Avenue in the Santa Ynez area, Third Supervisorial District.

ACTION: Continued this item to the hearing of April 8, 2009, at the request of Planning and Development.

Brooks/Brown **Vote: 5-0**
Appeal process not applicable.

3. **08APL-00000-00042** Appeal of SBAR Approval of Landscape Plan for Ballantyne Residence and Accessory Structures **Goleta**
June Pujo, Supervising Planner (805) 568-2056
Allen Bell, Planner (805) 568-2033

Hearing on the request of the Gaviota Coast Conservancy to consider the Appeal, Case No. 08APL-00000-00042 [appeal filed on November 24, 2008], of the South Board of Architectural Review's decision to grant preliminary approval and final approval of the landscape plan for the Ballantyne Residence and Accessory Structures in compliance with Chapter 35.102 of the County Land Use and Development Code on property located in the AG-II-100 Zone. The application involves AP No.079-090-036, located at 500 Farren Road in the Goleta Area, Third Supervisorial District.

ACTION: Denied the appeal, Case No. 08APL-00000-00042, upheld the South Board of Architectural Review's determination that the final landscape plan for the Ballantyne residence and accessory structures conforms to Condition No.12 of the Land Use Permit for Case No. 05LUP-00000-00611 and SBAR's decision to grant preliminary approval and final approval of the final landscape plan Case No. 08BAR-00000-00042; and adopted the required findings and SBAR's condition of approval to approve the final landscape plan.

Brooks/Blough **Vote: 5-0**
10 day appeal period; fee required.

4. 2009-2010 Annual Work Program for Land Use Planning Projects and Policy Initiatives **Countywide**
John McInnes, Director, Long Range Planning (805) 568-3552
Joy Hufschmid, Deputy Director, Long Range Planning (805) 568-3373

Hearing on the request of the Office of Long Range Planning that the Planning Commission receive and review the *2009-2010 Annual Work Program and Mid-Year Report for Land Use Planning Projects and Policy Initiatives* and direct staff to forward any comments to the Board of Supervisors.

ACTION: Continued the item to the hearing of January 28, 2009, at the request of the Commission.

Blough/Valencia

Vote: 5-0
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

Dianne M. Black
Secretary to the Planning Commission