



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of January 23, 2008
9:00 a.m.

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

REMOTE TESTIMONY: Persons may address the Planning Commission by using the remote video testimony system located at the Betteravia Government Center, Board of Supervisors' Conference Room, 511 East Lakeside Parkway, Santa Maria.

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. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** Naomi Schwartz and Mickey Flacks introduced a document to the Commission called "Common Ground," which addresses unresolved and related issues throughout Santa Barbara County, including housing, open space and transportation.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia mentioned that Caltrans put concrete barriers in between the north and south bound lanes on Highway 101 past Gaviota. Taggers have already approached these barriers and have colored them. He would like to see Caltrans paint the barriers immediately, to discourage the taggers from coloring again.

Commissioner Brown mentioned adding digitizing materials to the Planning Commission Retreat agenda.

Commissioner Cooney commented on the number of comment letters he has received and asked staff what steps are taken to make these letters available to the public.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** County Counsel, Shane Stark gave the Planning Commission a brief Ethics training.
- IX. **MINUTES:** The Minutes of January 2, 2008 and January 9, 2008 were considered as follows:

ACTION: Approved the Minutes of January 2, 2008.

Cooney/Blough Vote: 5-0

ACTION: Approved the Minutes of January 9, 2008, with revisions to the first paragraph.

Blough/Brown Vote: 5-0

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** By John Baker, Director.

XI. **CONCEPTUAL REVIEW:**

CR-1. 07PRE-00000-00015 Parnell/Alexander Pre-Application Cebada Canyon

Alice McCurdy, Supervising Planner (805) 934-6256
Nathan Eady, Planner (805) 934-6261

Request of Mr. Ken Marshall, agent for Arnie Parnell, property owner and applicant, for Conceptual Review by the Planning Commission of the Parnell/Alexander Pre-Application project (07PRE-00000-00015) [application filed on September 4, 2007]. This conceptual project would require approval of a General Plan Amendment, Rezone, and Tentative Tract Map. The project proposes the subdivision of one existing parcel (514 acres) into 19 new parcels which would vary in size from two acres to 382 acres. This proposal would also include a General Plan Amendment and Rezone to alter the Comprehensive Plan's land use designation and the Land Use Development Code zone district for 18 of the 19 proposed parcels. The subject property currently has a land use designation of A-II-100 (Commercial Agriculture) and is contained within a 100-AG (Agriculture, 100 acres minimum) zone district. As part of the proposed project, the land use designation of these 18 proposed parcels would change to RES 1.0 (Residential, 1 unit per acre) and be contained within a newly created area of One-Family Exclusive Residential (EX) zone district. The project would also include a text amendment to the Comprehensive Plan to allow lot sizes smaller than 40 acres in the *Rural Areas* of the County. The 18 newly created (EX zoned) parcels would include six 2-acre parcels, eight 5-acre parcels, and four 20-acre parcels. The remaining 382-acre parcel would retain its current agricultural (AG-II-100) land use designation and (100-AG) zone district. The project involves one valid legal parcel of approximately 514 acres, known as APN: 099-131-022 and commonly known as 3145 East Highway 246. The site is located approximately one mile east of the intersection of Purisima Road and Highway 246 and approximately 3 miles east of the City of Lompoc, in the Cebada Canyon area, Fourth Supervisorial District.

ACTION: Conceptual Review only, therefore no action was taken. The Commission made the following comments on the project:

Commissioner Valencia:

- **The project is highly inconsistent with the Comprehensive Plan and it is a big stretch to go from allowing a 40 acre minimum parcel size to a 2 acre minimum parcel size in the Rural Area.**
- **This application has no merit and the project should be sent back to the applicant for a significant redesign.**

Commissioner Blough:

- **There is no potential to approve a 19 parcel project as proposed.**

- A project which proposes 12 parcels meeting the overall acre density of the designation, with clustered development could be supportable.

Commissioner Brown:

- The Commission cannot ignore the development pressure in this region of the County and its potential piecemeal affect in the absence of a comprehensive planning solution.
- This project should not be presented as a “village” concept; it lacks identified components of a village.
- Any project presented for this site should offer formal preservation of agricultural land.
- The project cannot be supported as it conflicts greatly with the Comprehensive Plan.

Commissioner Cooney:

- Does not like the idea of project; would rather see the expansion of the adjacent EDNRN in the context of a Comprehensive Plan revision effort.
- Acknowledges that the project is sympathetically designed in accordance with the existing site constraints but the zoning still does not support the project.
- Would not support Comprehensive Plan Amendments to reduce the minimum parcel size in the *Rural Area*.
- If agricultural land is to be replaced by housing it should be the will of the people and that will should be represented in the approval of Community Plan or a revised Comprehensive Plan.

Commissioner Jackson:

- The planning processes necessary to allow this project to move forward are staggering.
- The Commission cannot delay projects in lieu of a Community Plan process that does not yet exist.
- Although projects should be evaluated on their own merits for possible approval in the absence of a Community Plan, this project cannot be supported.

XII. STANDARD AGENDA:

07GPA-00000-00010
07RZN-00000-00019
06DVP-00000-00018
06TRM-00000-00006
06CUP-00000-00068

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| 1. | <u>07CUP-00000-00086</u> | <u>'Stage Stop Plaza' Mixed Use Development</u> | <u>Los Olivos</u> |
| | 07NGD-00000-00036 | John Karamitsos, Supervising Planner (805) 934-6255 | Brian Tetley, Planner (805) 934-6589 |

Hearing on the request of Mr. Barry Berkus, agent for Mr. Harvey Saarloos, owner to consider the following:

- a) **07GPA-00000-00010** [application filed on November 20, 2007] proposing to amend the Santa Barbara County Comprehensive Plan Land Use Element by changing the Land Use Designation on a portion of the subject property from Highway Commercial (H) to General Commercial (C);
- b) **07RZN-00000-00019** [application filed on November 20, 2007] proposing to rezone approximately 1.5 acres from Highway Commercial (CH) to Retail Commercial (C-2) in compliance with Section 35.104 of the County Land Use and Development Code;
- c) **06DVP-00000-00018** [application filed on November 6, 2006] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code, on property zoned C-2, to develop a mixed use commercial and residential development;
- d) **06TRM-00000-00006** [application filed on November 6, 2006] for approval of a Tentative Map in compliance with County Code Chapter 21 to divide 3.1 acres into one lot of 3.1 acres, on property zoned C-2;
- e) **06CUP-00000-00068** [application filed on November 6, 2006] for a Conditional Use Permit allowing an individual alternative wastewater treatment system in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned C-2;
- f) **07CUP-00000-00086** [application filed on November 20, 2007] for a Conditional Use Permit allowing residential use in a commercial Zone in compliance with Section 35.24.030 of the County Land Use and Development Code, on property zoned C-2;

and to approve the Negative Declaration (07NGD-00000-00036) 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, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Historical Resources, Noise, Public Facilities, and Water Resources/Flooding. 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 Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP No. 135-074-008, located at the Railway Avenue and Grand Avenue intersection, known as 2971 Grand Avenue, Los Olivos, Third Supervisorial District. (Continued from 12/12/07)

ACTION: Accepted staff recommendations, as amended in the staff memo dated January 11, 2008, with revisions to the findings.

Jackson/Blough

**Vote: 3-2 (Brown/Cooney no)
Appeal process not applicable.**

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| 2. | 06TPM-00000-00009 07MOD-00000-00003 08GOV-00000-00001 <hr/> 07NGD-00000-00023 | Layman Lot Split, Demo/Rebuild Single Family Dwelling and Setback Modification | Goleta <hr/> Anne Almy, Supervising Planner (805) 568-6256 Errin Briggs, Planner (805) 568-2047 |
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Hearing on the request of Isaac Romero, agent for the owners, Mary & Otto Layman, to consider the following:

- a) **06TPM-00000-00009 (TPM 14,698)** [application filed on April 21, 2006] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 2.14 acres into 2 lots of 1.13 acres (Lot 1) and 1.01 acres (Lot 2), on property zoned 1-E-1;

- b) **07MOD-00000-00003** [application filed on January 16, 2007] to modify the front yard setback in compliance with Section 35.82.130 of the Countywide Land Use and Development Code, on property zoned 1-E-1 to reduce the Vieja Drive front yard setback by approximately 10 feet; and
- c) **08GOV-00000-00001** to determine the project is in substantial conformity with the Comprehensive Plan pursuant to Government Code Section 65402(a); and

to approve the Negative Declaration (07NGD-00000-00023) 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: Aesthetic/Visual Resources, Biological Resources, Cultural Resources, Geologic Resources, Land Use, Noise and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND 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 No. 061-273-003, located at 4640 Vieja Drive, in the Goleta area, Second Supervisorial District.

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

Brown/Cooney

Vote: 5-0

10 day appeal period; fee required.

3. **Greenhouse Gas Emissions Briefing**

Doug Anthony, Deputy Director, Energy (805) 568-2046

Hearing on the request of County and Air Pollution Control District staff that the Planning Commission receive a briefing regarding global climate change; specifically focusing on (A) Assembly Bill 32, Senate Bill 97, Executive Order S-3-05, and other State actions, and (B) implications for addressing Global Climate Change as an environmental issue in CEQA documents.

ACTION: Briefing presented by Doug Anthony, Energy Deputy Director, Terry Dressler, APCD, Ed Yates, County Counsel and David Matson, Deputy Director, Long Range Planning . No action was taken.

Appeal process not applicable.

4. **Affordable Housing Task Force Recommendations Briefing**

John Torell, Director, Housing and Community Development (805) 568-3520
David Matson, Deputy Director, General Plans, Long Range Planning (805) 568-2068

Hearing on the request of the Housing and Community Development Department that the Planning Commission receive a briefing regarding the Affordable Housing Task Force Final report and the status of implementation.

ACTION: Briefing presented by John Torell, Director of Housing and Community Development. No action was taken.

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

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