



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of January 25, 2006
9:00 a.m.

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

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on County Santa Barbara (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 Terry Contreras.
- III. **ADMINISTRATION OF OATH OF OFFICE TO SECOND DISTRICT COMMISSIONER:** Wendy Ayala, Office of the Clerk of the Board administered the Oath of Office to Cecilia Brown, Second District Commissioner.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- VI. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VII. **PUBLIC COMMENT:** John Thorndike addressed the Commission regarding water, land, oil, gas and mineral rights on his property in Toro Canyon.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Montgomery reported that he attended a debate in Goleta last Wednesday regarding Land Use and Zoning.

Commissioner Brown reported that she will be attending the first Goleta Valley Visioning Process introductory meeting this evening.

Commissioner Valencia reported that he attended a PXP presentation on the development of the proposed annexation of County land to the City of Lompoc on Harris Grade.

Commissioner Boysen announced that the Fifth District Supervisors' Office in coordination with the County Executive's Office formed an advisory committee to look into 661 issues. Commissioner Boysen is open to comments from staff and the Commission if they are interested in providing comments.
- IX. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Steve Chase provided a list on the status of projects on the Gaviota Coast. Mr. Chase also provided the Commission with an

organization and contact information chart for South County Development Review staff and copies of *The Planning Commissioner and the California Dream* Reference Guide.

X. **MINUTES:** The Minutes of January 11, 2006 were considered as follows:

ACTION: **Approved the Minutes of January 11, 2006, as revised.**

Cooney/Montgomery **Vote: 4-0-1 (Brown abstained)**

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

XII. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1. **05TEX-00000-00013** **Funke Lot Split Time Extension** **Goleta**
00NGD-00000-00008 **Dan Nemechek, Planner (805) 568-2516**

Hearing on the request of John VanZander, agent for the owner, to consider Case No. 05TEX-00000-00013 [application filed on July 14, 2005] for a three year time extension to August 24, 2008; and to accept 00NGD-00000-00008 as adequate Environmental Review for Case No. 05TEX-00000-00013 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 059-440-017, located at 1240 San Antonio Creek Road, Goleta area, Second Supervisorial District.

ACTION: **Approved the Time Extension with revisions to the staff report.**

Montgomery/Boysen

Vote: 4-0-1 (Brown abstained)
10 day appeal period; fee required.

XIII. **STANDARD AGENDA:**

1. **05MIS-00000-00009** **Santa Barbara County**
Oak Restoration Program **Countywide**
Exempt, CEQA Section 15307 **John Day, Planner (805) 568-2045**

Hearing requested by Energy Division staff for review of the Santa Barbara County Oak Restoration Program to review the status and accomplishments of the program, and to consider continuation of the program at Sedgwick under contract with UCSB. The hearing is stipulated in the action letter from the Planning Commission hearing of December 16, 1992. The Oak Restoration Program is funded by income from a perpetual endowment provided by All American Pipeline Company to mitigate loss of oaks during pipeline construction. The program has been implemented by University of California, Santa Barbara, at Sedgwick Reserve, under a contract with UCSB, which ran from August, 1994 to August, 2005.

ACTION: **Continued the item to the hearing of February 22, 2006.**

Montgomery/Brown

Vote: 5-0
Appeal process not applicable.

2. **Planning Commission Compensation** **Countywide**
Dianne Meester, Assistant Director (805) 568-2000

The Planning Commission will consider and make recommendations to the Board of Supervisors regarding Commission compensation and reimbursement.

ACTION: **Directed staff to present Planning Commission recommendations to the Board of Supervisors.**

Brown/Cooney

Vote: 4-0-1 (Boysen abstained)

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. **05CUP-00000-00009** **Verizon @ Elings Park**
05CUP-00000-00038 **Nextel @ Elings Park** **Santa Barbara**
Exempt, CEQA Section 15303 Megan Lowery, Planner (805) 568-2517

Hearing on the request of Verizon and Nextel to consider the following:

- a) **05CUP-00000-00009** [application filed on February 9, 2005] for a Conditional Use Permit allowing the construction of an unmanned wireless telecommunications facility in a residential zone district, under the provisions of Article III Zoned RR-5;
- b) **05CUP-00000-00038** [application filed on June 29, 2005] for a Conditional Use Permit allowing the construction of an unmanned wireless telecommunications facility in a residential zone district under the provisions of Article III Zoned RR-5;

and to accept the Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 047-010-049, located at 590 Las Positas Road, Santa Barbara area, Second Supervisorial District.

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

Brown/Montgomery

Vote: 5-0

10 day appeal period; fee required.

4. **05APL-00000-00023** **Miller Appeal of BAR Denial**
of a New Single Family Dwelling **Mission Canyon**
Robert Dostalek, Planner (805) 568-2054

Hearing on the request of Brent Daniels, agent for the owners, Glenn Miller and Marjorie Geis, to consider the Appeal 05APL-00000-00023 [appeal filed on November 1, 2005], of the Board of Architectural Review's denial of 03BAR-00000-00153, for a new single family residence in the RR Zone District under Article III. The application involves AP No. 023-320-033, located at 1560 San Roque, Mission Canyon area, First Supervisorial District.

ACTION: Moved to adopt the findings for denial, upheld the BAR's decision to deny the project, and denied the project.

Cooney/Brown

Vote: 2-3 (Montgomery/Boysen/Valencia no)

***Motion failed to pass.**

ACTION: Upheld the appeal, approved the project, and continued the item to the hearing of February 22, 2006 for findings for approval.

Boysen/Montgomery

Vote: 3-2 (Cooney/Brown no)
10 day appeal period; fee required.

04GPA-00000-00016
 04GPA-00000-00017
 04ORD-00000-00018
 04ORD-00000-00019

Oil and Gas Facility Consolidation

Countywide

5.

05NGD-00000-00025

Nancy Minick, Planner (805) 568-2506

The Planning and Development Department requests that the Planning Commission recommend to the Board of Supervisors approval of Comprehensive Plan and Zoning Ordinance amendments to re-designate consolidated oil & gas production, processing, and pipeline terminal sites within the County's Coastal Zone and establish permitting requirements for Consolidated Pipeline Terminals. The proposed amendments would have County-wide application, however, directly affected parcels are APNs 081-130-070, -068, and -053, in the Gaviota area. These amendments are related to locating onshore oil and gas operations within the Coastal Zone and include: Establishment of a new designation of Consolidated Pipeline Terminal, along with permitting requirements, and designation of the current site of oil and gas operations on the north side of U.S. 101 at Gaviota (APN 081-130-070) as a Consolidated Pipeline Terminal; Repeal of the Consolidated Oil and Gas Processing Site designation at Gaviota; Repeal of the criteria for siting new oil storage facilities (tank farms) within the Coastal Zone, and Repeal of the definition of the Gaviota and Las Flores Canyon Consolidation Planning Areas.

ACTION: Adopted Planning Commission Resolution No. 06-01 and recommended that the Board of Supervisors adopt the Ordinance Amendment and General Plan Amendment, with revisions to the findings.

Montgomery/Cooney

Vote: 5-0

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

05CUP-00000-00005
 05DVP-00000-00002

Gaviota Creek Bridge and Road Replacement

Gaviota

6.

05EIR-00000-00007

Mark Walter, Planner (805) 568-2852

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. (Continued from 1/11/06)

ACTION: Accepted a late submittal into the record from Michael Lunsford of the Gaviota Coast Conservancy.

- Montgomery/Boysen** **Vote: 5-0**
- ACTION:** **Accepted a late submittal into the record from Han-Bin Liang of WRECO.**
- Brown/Boysen** **Vote: 5-0**
- ACTION:** **Approved the project with revisions to the findings.**
- Montgomery/Boysen** **Vote: 4-1 (Cooney no)**
10 day appeal period; no fee required (Coastal Zone)

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