



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of January 26, 2005
9:00 a.m.

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

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on Government Access Television (GATV) 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 GATV Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Cintia Mendoza.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Jackie Campbell.
- V. **PROJECTION REPORT:** Presented by Jackie Campbell.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia reminded staff that he has requested that the Fire Department provide a briefing on street width mandatory requirements for small and large tracts and has also requested an endangered species matrix that specifies rules from the State and from the Federal Government.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Josh McDonnell spoke on scheduling special hearings for Potential Affordable Housing Rezone Sites.

Jackie Campbell announced the Santa Barbara Ranch (Naples) EIR Scoping meeting that will be conducted on January 27, 2005 at the Dos Pueblos High School at 7:00 p.m. Ms. Campbell also announced the American Planning Association National Conference that will be taking place between March 19, 2005 and March 24, 2005 in San Francisco. Dianne Meester and Lisa Plowman will be attending.

Ms. Campbell announced that the Planning Commissioners and contacts have been updated on the web page. Photos of the commissioners will soon be added to the web.

The Commission was informed of several emergency permits that were issued by Planning and Development and Public Works due to the recent storm.

IX. **MINUTES:** The Minutes of September 22, 2004, September 29, 2004, October 6, 2004, and October 13, 2004 were considered as follows:

ACTION: **Approved the Minutes of September 22, 2004 and October 6, 2004.**

Valencia/Cooney **Vote: 3-0-2 (Jordan/Montgomery abstained).**

ACTION: **Approved the Minutes September 29, 2004.**

Valencia/Cooney **Vote: 3-0-2 (Jordan/Montgomery abstained).**

ACTION: **Retracted the first motion and moved to approve the Minutes of September 22, 2004 and October 6, 2004.**

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

ACTION: **Continued the Minutes of October 13, 2004 to the hearing of February 9, 2005.**

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

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by Val Alexeeff, Director, Planning and Development.

XI. **STANDARD AGENDA:**

1. **01CUP-00000-00016 (01-CP-024) Santa Lucia Veterinary**
01DVP-00000-00038 Development Plan **Santa Maria**

03-ND-27 Anne Coates, Planner (805) 934-6262

Hearing on the request of Patricia Beltranena, agent for the owner, Van Snow, DVM, to consider the following [applications filed on February 21, 2001]:

a) **01CUP-00000-00016 (01-CP-024)** for a Conditional Use Permit allowing the legalization of an existing animal hospital under the provisions of Article III Zoned AG-I-10;

b) **01DVP-00000-00038** for approval of a Final Development Plan under the provisions of Article III of the AG-I-10 Zone District, to include a maximum of 30,436 square feet of existing structural development and associated roads, parking, paddocks, round pens and equine arenas;

and to approve the Negative Declaration, 03-ND-27, 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, Hazardous Materials/Risk of Upset and Noise. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Road, Santa Maria. The ND is also available for review at the Solvang Public Library, 1745 Mission Drive, Solvang, and the University of California, Santa Barbara Library, Santa Barbara. The application involves AP No. 141-420-005, located at 1924 West Highway 154, Santa Ynez area, Third Supervisorial District. (Continued from 9/22/04 and 11/10/04)

ACTION: **Continued the item to the hearing of March 2, 2005.**

Cooney/Valencia

Vote: 5-

0

Appeal process not applicable.

2. **04CUP-00000-00047**
04DVP-00000-00031 **Ortega Reservoir Improvement Project** **Summerland**
Joddi Leipner, Planner (805) 568-2514

Hearing on the request of Robert Roebuck, General Manager for the Montecito Water District, to consider the following [applications filed on August 31, 2004]:

- a) **04CUP-00000-00047** for a Minor Conditional Use Permit under the provisions of Article II, Section 35-147.2.j (Services, Utilities and other Related Facilities); and
- b) **04DVP-00000-00031** for approval of a Final Development Plan under the provisions of Article II of the REC Zone District, to allow the construction of an approximate four acre aluminum roof and related facilities at the Ortega Reservoir;

and to accept the Environmental Impact Report certified by the Montecito Water District on November 23, 2004 as adequate pursuant to Section 15096 of 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: Aesthetics, Water Resources, Recreation, Air Quality, Transportation, Noise, Geology, and Cultural Resources. The EIR and all documents referenced therein may be reviewed at the Montecito Water District, 583 San Ysidro Road, Montecito, CA 93108. The application involves AP No 005-030-001, located at 482 Ortega Ridge Road, Summerland area, First Supervisorial District.

ACTION: Approved the project with revisions to the staff report, findings, and conditions of approval.

Cooney/Jordan **Vote: 5-0**
10 day appeal period; no fee required (Coastal Zone),

3. **88-CP-0005RV01** **Pacifica Graduate Institute Revised CUP** **Toro Canyon**
04EIR-00000-00007 Joddi Leipner, Planner (805) 568-2514

Hearing on the request of Suzanne Elledge, agent for the owner, to consider Case No. 88-CP-005 RV01 [application filed on July 25, 2001] for a Revised Conditional Use Permit allowing construction of 8,952 square feet of new structures, the continued operation (with modifications) of the Pacifica Graduate Institute, and the extension of sewer service to the site from the Summerland Sanitary District under the provisions of Article II Zoned AG-I-20; and to certify the Environmental Impact Report 04EIR-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: Aesthetics, Agricultural Resources/Land Use, Air Quality, Biology, Cultural Resources, Geology, Historical Resources, Noise, Recreation, Transportation 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 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. 005-210-054, located at 245 Lambert Road, Toro Canyon area, First Supervisorial District.

ACTION: Accepted a late submittal into the record from Hillary Hauser, Executive Director, Heal the Ocean.

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

ACTION: Approved the project with revisions to the project description, EIR, and conditions of approval.

Cooney/Jordan

Vote: 5-0

10 day appeal period; no fee required (Coastal Zone).

4. Zoning Ordinance Reformatting Project Briefing Countywide
Anne Coates, Planner (805) 934-6262

The Planning Commission will receive an update on the Zoning Ordinance Reformatting Project, including an update on the current status of the review and analysis of the draft Land Use and Development Code (LUDC) sections, a presentation of the draft LUDC sections and a discussion of potential formats of the LUDC.

Briefing only; therefore 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

Jackie Campbell
Secretary to the Planning Commission