



COUNTY OF SANTA BARBARA

JOINT PLANNING COMMISSION AND AGRICULTURAL ADVISORY COMMITTEE MARKED AGENDA

Hearing of January 28, 2009
9:00 a.m.

C. MICHAEL COONEY 1st District
CECILIA BROWN 2nd District, Vice Chair
MARELL BROOKS 3rd District
JOE H. VALENCIA 4th District
DANIEL BLOUGH 5th District, Chair

County of Santa Barbara
Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 568-2000 (Planning & Development)

AGRICULTURAL ADVISORY COMMITTEE (AAC)

***The Agricultural Advisory Committee will be participating only on Item 1, Workshop with Agricultural Advisory Committee.**

KARI CAMPBELL-BOHARD, CHAIR RICHARD QUANDT
GRANT CREMERS, VICE CHAIR LEROY SCOLARI
BRIAN CAIRD CARL STUCKY
WILLY CHAMBERLIN PAUL VAN LEER
GREG FRANCE JUNE VAN WINGERDEN
DOROTHY LAINE

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 the 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. From the Agricultural Advisory Committee, Kari Campbell-Bohard, Willy Chamberlin, Dorothy Laine, Richard Quandt, Leroy Scolari, Carl Stucky and June Van Wingerden were present.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **STANDARD AGENDA:**
- XI.

1. Workshop with the Agricultural Advisory Committee Countywide
Noel Langle, Planner (805) 568-2067
Pat Saley, Planner (805) 969-4605

The County Planning Commission and the Agricultural Advisory Committee will participate in a workshop to review and give staff direction on proposed revisions to the Land Use and Development Code to streamline the review process for select agricultural projects including reducing the level of review for typical small agricultural projects and revisions to the Development Plan requirements in Agricultural Zones.

ACTION: The Planning Commission and the Agricultural Advisory Committee discussed and gave staff direction on many Agricultural permitting issues. The workshop was presented by Dianne Black, Bill Gillette, Pat Saley and Noel Langle. No action was taken.

2. 08APL-00000-00010 Scheller Appeal of El Encinal Pole/Hay Barn Los Alamos
Alice McCurdy, Supervising Planner (805) 934-6256
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Steve Kirby, Attorney for Carson Scheller to consider the Appeal 08APL-00000-00010 [application filed on March 10, 2008] of Planning and Development's decision to approve Land Use Permit 08LUP-00000-00024 for a pole/hay barn, in compliance with Section 35.102 of the County Land Use and Development Code on property located in the AG-II-100 Zone. The application involves AP No. 099-030-040, located approximately 1.25 miles southwest of the intersection of Highway 135 and Santa Rita Road, in the Los Alamos area, Fourth Supervisorial District. (Continued from 11/12/08)

ACTION: Accepted the late submittal letter from Brandon Martin, dated January 26, 2009, into the record.

Cooney/Brown Vote: 5-0

ACTION: Conceptually adopted Findings for Approval, upheld the appeal and continued this item to the hearing of March 4, 2009, at the request of the Commission.

**Valencia/Blough Vote: 3-2 (Brown/Blough no)
Appeal period not applicable.**

3. 08GOV-00000-00023 Santa Ynez Airport Addition Santa Ynez
Government Code Consistency
John Karamitsos, Supervising Planner (805) 568-6255
Brian Tetley, Planner (805) 934-6589

Hearing on the request of Ms. Jill Van Wie, General Services Department, to consider Case No. 08GOV-00000-00023 [application filed on December 9, 2008] for a determination that the construction of an addition of approximately 2,400 square feet of office space, including restrooms, to an existing 4,100 square foot US Forest Service light industrial office building is consistent with the County of Santa Barbara Comprehensive Plan pursuant to Government Code Section 65402. The site is identified as AP No. 141-440-002, located on the Santa Ynez Airport, known as 900 Airport Road, in the Santa Ynez area, Third Supervisorial District.

ACTION: Continued this item to the hearing of February 4, 2009, at the request of Planning and Development.

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

XI. CONCEPTUAL REVIEW:

CR-1. 08PRE-00000-00003	Orcutt Union School District Conceptual Review: Key Site 17	Orcutt
	Gary Kaiser, Supervising Planner (805) 934-6259 John Zorovich, Planner (805) 934-6297	

Request by the Orcutt Union School District, property owner, for Conceptual Review by the County Planning Commission of the District's Pre-Application project 08PRE-00000-00003 [application filed on February 28, 2008]. The applicant is requesting confirmation of the existing language in the Orcutt Community Plan- Key Site 17 to allow for a 100% senior housing project. This would allow a future project to include approximately 262 residential units for seniors and would require approval of a General Plan Amendment and a Rezone. Specifically, the General Plan Amendment would include a change in land use designation from Residential 8.0 to Residential 20.0. Ultimate build out of the project would also require a Final Development Plan, and possibly a Minor Conditional Use Permit for an assisted living facility. To increase the density and create an economically feasible development, a future developer would likely seek a 35% density bonus as provided for in Government Code Sections 65915-65918. With the density bonus, the project could consist of 354 units and involve a density up to 37 units per acre. Key Site 17 is designated for residential development. The District is willing to transfer the future development rights and density associated with the 3.6 acre portion of the site currently containing District offices to the proposed developable area. The project involves seven valid legal parcels totaling approximately 13.13 acres known as AP Nos. 105-134-002; -004; -005, 105-330-005; -006; -007; -016; which are commonly known as Key Site 17 in the Orcutt area, Fourth Supervisorial District. AP Nos. 105-134-002 and 105-330-007 are owned by the District and are located immediately adjacent to Key Site 17.

ACTION: At the Planning Commission hearing of January 28, 2009, comments were made by individual Planning Commissioners.

X. STANDARD AGENDA:

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. (Continued from 01/21/09)

ACTION: Continued the item to the hearing of February 4, 2009, at the request of the Commission.

Brown/Brooks **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

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