



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of February 8, 2006  
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice Chair	County of Santa Barbara
CECILIA BROWN	2nd District	Betteravia Government Center
PARKER MONTGOMERY	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Chair	Santa Maria, CA 93455
JACK BOYSEN	5th District	(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 Cintia Mendoza.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- V. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VI. **PUBLIC COMMENT:** John Thorndike announced that he will be holding a meeting next month regarding gated communities within other gated communities. Mr. Thorndike wished everyone a Happy Valentine's Day.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown reported that she attended the first working meeting of the Goleta Visioning Committee on Saturday. The next meeting is scheduled on Wednesday, February 15, 2006 at 6:30 at Vieja Valley School.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of January 25, 2006 were considered as follows:  
**ACTION:** **Approved the Minutes of January 25, 2006, as revised.**  
**Boysen/Brown** **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Dianne Meester, Assistant Director, Planning and Development, via remote testimony and Ron Cortez, Deputy County Executive Officer, via remote testimony,
- XI. **CONSENT AGENDA ITEMS AND PROCEDURE:**

**C-1. 05DVP-00000-00030 Bognuda Development Plan Orcutt**  
Exempt, CEQA Section 15303 Frances Romero, Planner (805) 934-6266

Hearing on the request of Livio Bognuda, owner, to consider Case No. 05DVP-00000-00030 [application filed on October 31, 2005] for approval of a Final Development Plan under the provisions of Article III of the RES-II-320 Zone District, to develop a 1,600 square foot pole barn; 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. 113-280-004, located at 1501 Highway 1, Orcutt area, Fourth Supervisorial District.

**ACTION: Approved the project.**

**Montgomery/Boysen**

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

**C-2. 06RVP-00000-00002  
06RVP-00000-00003 Rice Ranch Development Plan  
06RVP-00000-00004 Modifications Orcutt**  
Exempt, CEQA Section 15162 Larry Appel, Supervising Planner (805) 934-6261

Hearing on the request of Rice Ranch Ventures, LLC, to consider the following [applications filed on January 23, 2006]:

- a) **06RVP-00000-00002** to revise Condition #128 of 03DVP-00000-00009 (26 acre community park) to permit rough grading prior to recordation of TM 14,430;
- b) **06RVP-00000-00003** to revise Condition #128 of 03DVP-00000-00011 (Pine Creek neighborhood) to permit rough grading prior to recordation of TM 14, 430;
- c) **06RVP-00000-00004** to revise Condition #128 of 03DVP-00000-00012 (The Oaks neighborhood) to permit rough grading prior to recordation of TM 14, 430;

and to accept the Environmental Impact Report, 03EIR-00000-00005 as adequate environmental review for the project pursuant to Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 101-010-013, 101-020-004, and 105-140-016, located south of and adjacent to Rice Ranch and Stubblefield Roads, Orcutt area, Fourth Supervisorial District.

**ACTION: Approved the project.**

**Boysen/Montgomery**

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

**XIII. STANDARD AGENDA:**

**00CUP-00000-06028  
02CUP-00000-00082  
1. 03DVP-00000-00036 Shelly Training Stables Los Olivos**  
02NGD-00000-00013 John Zorovich, Planner (805) 934-6297

Hearing on the request of Thomas and Catherine Shelly, owners, to consider the following:

- a) **00CUP-00000-06028** [application filed on November 9, 2000] for a Major Conditional Use Permit to legalize an existing commercial horse boarding and training facility under the provisions of Article III Zoned AG-I-10;

- b) **02CUP-00000-00082** [application filed on December 31, 2002] for a Minor Conditional Use Permit to legalize an existing farm employee trailer under the provisions of Article III Zoned AG-I-10;
- c) **03DVP-00000-00036** [application filed on August 11, 2003] for approval of a Final Development Plan under the provisions of Article III of the AG-I-10 Zone District, to develop 28,692 square feet of structural development (22,932 square feet existing and 5,760 square feet proposed);

and to approve the Negative Declaration, 02NGD-00000-00013 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, Geologic Processes and Noise. 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 Solvang Library, 1745 Mission Drive, Solvang, CA, the Los Olivos Library, 2374 Alamo Pintado Avenue, Los Olivos, CA and the UCSB Library. The application involves AP No. 135-030-056, located at 3205 Calkins Road, Los Olivos area, Third Supervisorial District. (Continued from 11/9/05 and 1/11/06)

**ACTION:** Accepted a late submittal into the record from Jourdi DeWerd.  
Montgomery/Brown **Vote: 5-0**

**ACTION:** Approved the project with revisions to the conditions of approval.  
Montgomery/Cooney **Vote: 5-0**  
**10 day appeal period; fee required.**

- 2. **05GPA-00000-00004**  
**05RZN-00000-00006**  
**05TRM-00000-00002** **Mission Oaks** **Lompoc**  
Gary Kaiser, Planner (805) 934-6259

Hearing on the request of Burton Mesa Partners, LLC, to consider acceptance and initiation of a General Plan Amendment and Rezone [application filed on May 25, 2005] that would reclassify 3.56 acres from Zone District SC to 7-R-1 under provisions of Santa Barbara County Code Chapter 35 of Article III. The application involves AP No. 097-111-002, located in the 1400 block of East Burton Mesa Blvd., Lompoc area, Fourth Supervisorial District.

**ACTION:** Referred the item to the Board of Supervisors with recommendation that the Board give consideration to the desirability of a community plan update for the area.  
Valencia/Montgomery **Vote: 3-1-1 (Boysen no/Brown 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-00000-00018** **Better Cooling Facility**  
**05DVP-00000-00007** **Expansion and Farm Employee Dwelling** **Santa Maria**  
Exempt, CEQA Section 15061(b)(3) John Karamitsos, Supervising Planner (805) 934-6255

Hearing on the request of Gil Rodriguez, agent for the applicant, Better Cooling, Inc. to consider the following [application filed on February 17, 2005]:

- a) **05CUP-00000-00018** for a Conditional Use Permit allowing cooling and storage of produce grown off the premises, and to change the use of a residence to a farm employee dwelling under the provisions of Ordinance 661 Zoned U; and
- b) **05DVP-00000-00007** for approval of a Final Development Plan under the provisions of Ordinance 661 of the U Zone District, to develop a 13,650 square foot expansion to an existing 13,650 square foot agricultural cooling facility, a 7,000 sq. ft. shade canopy at the southeast corner of the cooler building, and a 24, 000 square foot storage building;

and to accept the Exemption pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 129-010-035 located in the Santa Maria area, Fifth Supervisorial District.

**ACTION: Continued the item to the hearing of March 8, 2006, in Santa Maria.**

**Boysen/Montgomery**

**Vote: 5-0**

**Appeal process not applicable.**

**4. Housing Element Certification Amendment Hearing Countywide**  
John McInnes, Director, Strategic and Comprehensive Planning (805) 568-3552

The Planning Commission will consider and make recommendations to the Board of Supervisors on proposed revisions to the County's 2003-2008 Housing Element, required by the State Department of Housing and Community Development to meet state housing law provisions. Adoption of these revisions would result in the County receiving conditional certification of its Housing Element.

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

**Montgomery/Boysen**

**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](http://www.sbcountyplanning.org)

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Steve Chase  
Secretary to the Planning Commission