



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of February 9, 2005  
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
SUSAN JORDAN	Vacant	Betteravia Government Center
PARKER MONTGOMERY	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Vice Chair	Santa Maria, CA 93455
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 Zoraida Abresch.
- V. **PROJECTION REPORT:** Presented by Zoraida Abresch.
- VI. **PUBLIC COMMENT:** John Thorndike addressed the Commission regarding today's article in the Santa Barbara News Press giving Mike Brown direct authority over more departments and department heads.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Cooney addressed staff and the Commission regarding a decision that was handed down by the court of appeal in Northern California where the court stated that if there are environmental impacts, you automatically have to move on to environmental consideration. Commissioner Cooney alerted the Commission that they should be aware that the courts are saying to look for those environmental impacts and if they exist, double check to make sure that the categorical exemption is justified. Commissioner Cooney provided copies of an appellate report to the Commission; "*Salmon Protection and Watershed Network v. County of Marin*" where the county made a premature and unauthorized environmental evaluation at the preliminary stage of considering eligibility for a categorical exemption.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of October 13, 2004, December 1, 2004, December 8, 2004, and December 16, 2004 were considered as follows:  
  
**ACTION:** **Approved the Minutes of October 13, 2004.**  
Cooney/Valencia **Vote: 3-0-1 (Montgomery abstained).**  
  
**ACTION:** **Approved the Minutes of December 1, 2004.**  
Cooney/Valencia **Vote: 3-0-1 (Montgomery abstained).**

**ACTION:** Continued the Minutes of December 8, 2004 and December 16, 2004 to the hearing of February 23, 2005.

Cooney/Valencia

Vote: 3-0-1 (Montgomery abstained).

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

XI. **STANDARD AGENDA:**

1. **04DVP-00000-00009 Silver Maple Farms Development Plan**  
**04CUP-00000-00035 and Farm Employee Dwelling** **Santa Ynez**

CEQA Exemption Sections 15162(1), 15279(a)(1) Nicole Losch, Planner (805) 934-6265

Hearing on the request of Jeremy Roberts, agent for the owners, Henry and Christie Metz, to consider the following:

- a) **04DVP-00000-00009** [application filed on March 1, 2004] for approval of a Final Development Plan under the provisions of Article III of the AG-II-100 Zone District, to develop dwellings and accessory structures exceeding 20,000 square feet of development on the project site;
- b) **04CUP-00000-00035** [application filed on May 5, 2004] for a Conditional Use Permit allowing a farm employee dwelling under the provisions of Article III Zoned AG-II-100;

and to accept the Exemption pursuant to Sections 15162(1) and 15279(a)(1) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 141-240-028, located adjacent to and north of the intersection of Armour Ranch Road and Happy Canyon Road, Santa Ynez area, Third Supervisorial District.

**ACTION:** Approved the project.

Montgomery/Valencia

Vote: 4-

0

**10 day appeal period; fee required.**

2. **04AMD-00000-00002**  
**04LLA-00000-00006**  
**04GOV-00000-00012 Knollwood Meadows Apartments** **Orcutt**

05NGD-00000-00001 Brian Foss, Planner (805) 934-6259

Hearing on the request of Suzanne Elledge Planning and Permitting Services, agent for the owner, Michael Towbes, to consider the following [application filed on April 21, 2004]:

- a) **04AMD-00000-00002** to consider an amendment to permit No. 79-DP-04 to allow the addition of 32 new apartment units;
- b) **04LLA-00000-00006** for approval of a lot line adjustment under the provisions of County Code Chapter 21, to adjust lines between two parcels of 4.45 acres and 3.33 acres to reconfigure into two parcels of 5.37 acres and 4.15 acres;
- c) **04GOV-00000-00012** for a determination that the abandonment of a portion of a frontage road is consistent with the Comprehensive Plan and Orcutt Community Plan of the County of Santa Barbara, pursuant to Government Code Section 65402;

and to approve the Negative Declaration 05NGD-00000-00001 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: Visual Resources, Air Quality, Biological Resources, Geological Process, Noise, Public Services, Recreation and Water Sources. 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 Orcutt Library, 1157 East Clark, Orcutt. The application involves AP Nos. 107-490-001 and 107-240-025, located at, 4012 Cedarhurst Drive, in the Orcutt area, Fourth Supervisorial District.

**ACTION: Determined that a portion of the frontage road is consistent with the Comprehensive Plan and Orcutt Community Plan and approved the project with revisions to the project description and conditions of approval.**

**Valencia/Montgomery** **Vote: 4-0**  
**10 day appeal period; fee required.**

**3. 04DVP-00000-00011**  
**04CUP-00000-00014 Rancho Bella Vida L.L.C. Development**  
**04CUP-00000-00015 Plan and Farm Employee Dwelling** **Los Olivos**  
CEQA Exemption Section 15301 Brian Tetley, Planner (805) 934-6589

Hearing on the request of Tish Beltranena, agent for the owner, to consider the following [application filed on March 4, 2004]:

- a) **04DVP-00000-00011** for approval of a Final Development Plan under the provisions of Article III of the AG-I-10 Zone District to validate an existing development;
- b) **04CUP-00000-00014** for a Minor Conditional Use Permit under the provisions of Article III Zoned AG-I-10 allowing for three existing farm employee dwellings;
- c) **04CUP-00000-00015** for a Minor Conditional Use Permit under the provisions of Article III Zoned AG-I-10 allowing for two existing farm employee dwelling trailers;

and to accept the Exemption pursuant to Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 141-030-043 and 141-030-043, located at 2211 Refugio Road and 2910 Ontiveros Road, Los Olivos area, Third Supervisorial District.

**ACTION: Approved the project with revisions to the Exemption.**  
**Montgomery/Valencia** **Vote: 4-0**  
**10 day appeal period; fee required.**

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)

Jackie Campbell  
Secretary to the Planning Commission