



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of February 9, 2011
9:00 a.m.

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

County of Santa Barbara
Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(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 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 Leticia I. Rodriguez.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** Judy Paulson requested information pertaining to the approved road in the Dominion Road Ranch Subdivision due to safety issues. The Planning Commission requested that staff agendaize the item on their April 13, 2011 hearing for further discussion.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown attended the most recent Goleta Valley PAC meeting, and shared that there was a discussion that there a solar array project will be installed on the County's Calle Real campus. Interested members of the Commission and public may obtain information on the Planning and Development website.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
None.
- IX. **CONSENT AGENDA ITEMS AND PROCEDURE:**
 - C-1. 2010 Comprehensive General Plan Annual Progress Report **Countywide**
Jeff Hunt, Director of Long Range Planning (805) 568-2072
Paul Clementi, Planner (805) 568-2048

Hearing on the request of the Long Range Planning Division to receive and review the *2010 Comprehensive General Plan Annual Progress Report* and direct staff to forward any comments to the Board of Supervisors.

ACTION: Received and reviewed the *2010 Comprehensive General Plan Annual Progress Report* and directed staff to forward comments to the Board of Supervisors to receive and file the *2010 Comprehensive Plan Annual Progress Report*.

Blough/Brown

Vote: 5-0
Appeal process not applicable.

X. STANDARD AGENDA:

09RZN-00000-00010

07DVP-00000-00028

10CUP-00000-00043

Hollister-Yacono Development Plan Conditional

1. 08OSP-00000-00001 Use Permit, Consistency Rezone and Overall Sign Plan Buellton

10NGD-00000-00003

John Karamitsos, Supervising Planner (805) 934-6255

Hearing on the request of Rob Alexander, Mosaic Land Planning, agent for Kenny Hollister, representative for owner to consider:

- a) **09RZN-00000-00010**, [application filed on October 9, 2007] Zoning Map Amendment to rezone 32.84 acres (gross) from Intensive Agricultural zone district (AGI), under Ordinance 661, to Agriculture, 100 acre minimum parcel size (AG-II-100) zone district, under the Land Use and Development Code in compliance with Chapter 35.104 of the County Land Use and Development Code;
- b) **07DVP-00000-00028** [application filed on October 9, 2007] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to allow existing and proposed structural development;
- c) **10CUP-00000-00043** [application filed on November 23, 2010], for approval of a Conditional Use Permit in compliance with Section 35.82.060 of the County Land Use and Development Code to allow existing conforming uses and structures onsite;
- d) **08OSP-00000-00001**, [application filed on October 9, 2007] for approval of an Overall Sign Plan in compliance with the Santa Barbara County Land Use and Development Code Section 35.82.150;

and to adopt the Negative Declaration 10NGD-00000-00003 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, Biological Resources, Cultural Resources, Geologic Processes, Hazardous Materials, Noise, Public Facilities, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara, CA 93101, 624 West Foster Road, Suite C, Santa Maria CA 93455, the Santa Maria Public Library, 421 S. McClelland Street, Santa Maria, CA 93454, and Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101. The project site is AP No. 099-640-010, commonly known as 2201 U.S. Highway 101, located approximately 2 miles north of the City of Buellton and 1 ½ miles south of the Highway 101 and Highway 154 interchange. Site access is from Jonata Park Road, Third Supervisorial District.
(Continued from 12/08/10 and 01/19/11)

ACTION: Recommended that the Board of Supervisors make the required findings, adopt the Mitigated Negative Declaration, and approve the Conditions of Approval, as revised; and adopted a resolution recommending that the Board of Supervisors adopt by Ordinance a Zoning Map Amendment.

Brooks/Brown

Vote: 5-0
Appeal process not applicable.

2. 08RZN-00000-00008
08LLA-00000-00011 **Kong Lot Line Adjustment** **Gaviota**
Exempt, CEQA Section 15061(b)(3) Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner (805) 884-8068

Hearing on the request of Steve Fort, agent for the owner, Michael Kong, to consider the following:

- a) **08RZN-00000-00008** [application filed on August 27, 2008] to rezone 106.4 acres from General Agriculture, 100-acre minimum lot area (100-AG) under Zoning Ordinance No. 661 to Agriculture II, 100-acre minimum lot area (AG-II-100) under the County Land Use and Development Code;
- b) **08LLA-00000-00011** [application filed on August 27, 2008] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Ordinance 661 to adjust lines between two lots of 40.6-acres (Lot A, Assessor's Parcel Number 081-040-052) and 65.8-acres (Lot B, Assessor's Parcel Number 081-040-012) to reconfigure into two lots of 40.0 acres (Parcel 1) and 66.4 acres (Parcel two), on property zoned AG-100;

and to determine that the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No's 081-040-052 and 081-040-012, located at 2377 Refugio Road, in the Gaviota area, Third Supervisorial District.

ACTION: Recommended that the Board of Supervisors make the required findings for the proposed Rezone and Lot Line Adjustment, determine that the project is exempt from CEQA, adopt a Rezone Ordinance, and approve the Conditions of Approval.

Brooks/Brown

Vote: 5-0

Appeal process not applicable.

3. **TM 14,769**
10TRM-00000-00002 **Knollwood Village Mobile Home Park Conversion** **Orcutt**
Exempt, CEQA Section 15301(k) Zoraida Abresch, Supervising Planner (805) 934-6585
Gary Kaiser, Planner (805) 934-6259

Hearing on the request of Craig Minus, agent for owner, Knollwood Properties, LP, to consider a Case No. 10TRM-00000-00002 [application filed July 18, 2010] for approval of a Vesting Tentative Tract Map for condominium purposes in compliance with County Code Chapter 21, to allow for the conversion of the existing 195-space Knollwood Village Mobile Home Park to a resident-owned mobile home park pursuant to California Government Code Section 66427.5, on 36.68 acres (34.36 acres net) zoned MHP; and to determine that the project is exempt from CEQA pursuant to Section 15301(k) of the State Guidelines for Implementation of the California Environmental Quality Act.

ACTION: Approved the project, with revisions to the Conditions of Approval.

Valencia/Blough

Vote: 5-0

10 day appeal period; fee required.

4. Briefing on Approved Projects Countywide
Dianne Black, Development Services Director (805) 568-2000

Staff will provide a briefing on the status of construction of approved projects.

ACTION: Continued the item to the hearing of March 2, 2011.

Blough/Brown

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