



COUNTY OF SANTA BARBARA

JOINT PLANNING COMMISSION AND CENTRAL BOARD OF ARCHITECTURAL REVIEW MARKED AGENDA

Hearing of March 7, 2007
9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
DAVID SMYSER	3rd District, Vice Chair	123 East Anapamu Street
JOE H. VALENCIA	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District	(805) 568-2000 (Planning & Development)

CENTRAL BOARD OF ARCHITECTURAL REVIEW (CBAR)

***The Central BAR participated only on Item CR-1, Conceptual Review of the "Santa Ynez Valley Sports Fields Complex".**

Bethany Clough, Chair	Erich Brown, Alternate
C. Puck Erickson-Lohnas	Lowell Lash, Alternate
Kris Miller Fisher, Vice-Chair	Evans Jones
Robin Brady	

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 Terry Contreras.
- III. **ROLL CALL:** All Commissioners were present. Bethany Clough, Erich Brown and Kris Miller-Fisher from the Central Board of Architectural Review were present.
- IV. **AGENDA STATUS REPORT:** Presented by Dianne Meester Black.
- V. **PROJECTION REPORT:** Presented by Dianne Meester Black.
- VI. **PUBLIC COMMENT:** Ariana Green addressed the Commission on Global Warming.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia reported that he and Commissioner Blough had a discussion regarding the Orcutt Aquacenter and the controversy of the site with the airport overlay. Commissioner Valencia reported that he spoke with Jeff Stone, Parks Department, North County Deputy Director and informed the Commission that six acres are available but are currently on a long term lease with the YMCA.
Commissioner Blough suggested that extra land at Waller Park be looked into.

- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** The Planning Commission discussed agenda items for their upcoming March 22, 2007 Retreat.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY**
Presented by John Baker, Director, Planning and Development.
- X. **CONCEPTUAL REVIEW:**

CR-1. 07PRE-00000-00004	Santa Ynez Valley Youth Sports Field Complex	Buellton
--------------------------------	---	-----------------

John Karamitsos, Supervising Planner (805) 934-6255
Brian Tetley, Planner (805) 934-6589

Request of Sid Goldstien, agent for the applicant, Santa Ynez Valley Youth Sports Foundation (SYVYSF), for Joint Conceptual Review by the Planning Commission and Central County Board of Architectural Review (CBAR) of the SYVYSF Sports Fields Pre-Application project 07PRE-00000-00004, [application filed on January 24, 2007]. This conceptual project, which would require approval of a Conditional Use Permit, proposes the creation of a sports field complex in response to the recreational needs identified in the Recreational Needs Assessment Study, Santa Ynez, California (MIG Inc., September 2003). The project involves a single valid legal parcel of approximately 239 acres, known as AP Nos. 083-180-011 and 083-190-004, located on Santa Rosa Road, approximately 0.7 miles southwest of the Santa Rosa Road interchange with Highway 101 and approximately 500 feet south of the city limits of Buellton, in the Santa Rita Hills area, Third Supervisorial District.

ACTION: **Conceptual review only, therefore no action was taken. The Commission and Central Board of Architectural Review made the following comments on the project:**

Commissioner Smyser:

- As designed, the Conditional Use Permit process will undoubtedly change what the ultimate project would look like and pass the hurdles that were referenced.
- An Environmental Impact Report will likely be required.
- Night lighting may have to go away.
- Agricultural buffers will need to be provided.
- Circulation improvements may be necessary.
- These changes are all part of the process. The neighbors will help shape the Conditional Use Permit.
- A smaller project may be acceptable.
- I'm in favor of another location for valley children to play.

Commissioner Valencia:

- I don't see how we would be able to make positive findings related to Agricultural Element Policies 1A, 2D, and 3A.
- It may be appropriate to convert Class III or IV soils, but not Class I and II.
- I see the demand for the site coming less than 33% from the unincorporated area.
- Some sports have seasons, but soccer is year-round.
- The Buell property with over 1,000 acres may be a potential site for such a facility.
- The expense of the necessary permitting process and Environmental Impact Report are not worth spending on this site.

Commissioner Brown:

- I fear that there are many conflicts.
- This site may not work.
- This is not a compatible use.
- The river should be an immutable barrier to growth.
- The process would be expensive, and the project would be much diminished.
- The community needs to come together and reach a solution.

CBAR Chair Bethany Clough:

- The Central County Board of Architectural Review will take site design issues into account and see how the buildings are sensitive to the setting.

CBAR Member Kris Miller-Fisher:

- Recreation can be made compatible with agriculture with careful planning.
- Setbacks may need to be substantial.
- The buildings and lighting would need to be “quiet”.

Commissioner Blough:

- Commissioner Smyser is correct that you could probably navigate the permit process.
- The two-year escrow is helpful to try to find another, perhaps less expensive site.

Chair Cooney:

- There is no easy answer here.
- A valley coalition should come together and find a solution.
- I would be cautious about spending any additional funds on this site.
- The site is not appropriate. Fields spread throughout the valley would be better.

Commissioner Smyser:

- I know your group has already done all you can to find an appropriate site.
- I don't think you can get commission support for this proposal on this site.
- I suggest that the 3rd District will support community meetings to find a solution.
- It's not appropriate for the Planning Commission to dictate next steps.

Appeal process not applicable.

XI. STANDARD AGENDA:

1.	Isla Vista Master Plan Update	Goleta
	Jamie Goldstein, Redevelopment Deputy Director (805) 884-8050	
	Jeff Lindgren, Redevelopment Specialist (805) 568-2069	

Hearing on the request of the County Executive Office to consider recommendations on the Isla Vista Master Plan, the Isla Vista Master Plan EIR, proposed zoning ordinances for Isla Vista, the proposed Redevelopment Plan amendment, the proposed changes to the Local Coastal Plan, the downtown Isla Vista Design Guidelines, an in-lieu parking fee program, and the proposed changes to the County Circulation Element and Goleta Community Plan.

ACTION: Item was continued to the special hearing of March 19, 2007 by the Chair, no second was made.

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

G:\GROUP\PC_STAFF\WP\PC\AGENDAS\PC AGD 2007\03-07-07MKD.DOC