



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA

Hearing of March 7, 2012  
9:00 a.m.

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C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
MARELL BROOKS	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)

**TV COVERAGE ANNOUNCEMENT:** *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBT) 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 CSBT Channel 20.*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- 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:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown inquired if the Planning and Development Department has considered utilizing the Granicus system to post and stream Planning Commission hearings on-line. Commissioner Valencia asked if there was any plan in place to address the issue of glare caused by berry hoops along Highway 246, e.g. screening with trees.
- VIII. **MINUTES:** The Minutes of February 1, 2012 and February 8, 2012 were considered as follows:  
**ACTION: Approved the Minutes of February 1, 2012, as revised**  
**Brown/Brooks** **Vote: 5-0**  
**ACTION: Approved the Minutes of February 8, 2012**  
**Brown/Brooks** **Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

**X. CONSENT AGENDA ITEMS AND PROCEDURE:**

- C-1. 12GOV-00000-00006 Quail Valley Road Storm Drain Easements Government Code Consistency Solvang**  
John Karamitsos, Supervising Planner (805) 934-6255  
Dana Carmichael, Planner (805) 934-6266

Hearing on the request of Jeff Havlik, Santa Barbara County Public Works Department, to consider Case No. 12GOV-00000-00006, [application filed on February 6, 2012], for a determination that the proposed acceptance of right-of-way easements by the County for purposes of maintaining an existing storm drain pipeline is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a). The site is identified as AP Nos. 137-390-028, -029, -030; 141-323-016, -017 located at 2850, 2854, 2860, 2936, and 2940 Quail Valley Road, in the Solvang Area, Third Supervisorial District.

**ACTION: Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402(a).**

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

- C-2. 12GOV-00000-00004 County Water Well Ownership Transfer Government Code Consistency Goleta**  
Anne Almy, Supervising Planner (805) 568-2053  
Brian Banks, Planner (805) 568-3559

Hearing on the request of Ronn Carlentine, General Services Department, Office of Real Estate Services, to consider Case No. 12GOV-00000-00004, [application filed on January 26, 2012], to determine that conveyance of land and a public water well site to the Goleta Water District is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a). This site is identified as AP No. 061-040-016, located between Hollister Avenue and Highway 101 and adjacent to the Goleta Cemetery District, in the Goleta area, Second Supervisorial District.

**ACTION: Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402(a).**

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

**XI. STANDARD AGENDA:**

- 1. 2012-2013 Annual Work Program Countywide**  
Jeff Hunt, Director of Long Range Planning (805) 568-2072  
David Lackie, Supervising Planner (805) 568-2023

Hearing on the request of Long Range Planning for the County Planning Commission to receive and review the *2012-2013 Annual Work Program*, and direct staff to forward any comments to the Board of Supervisors.

**ACTION: Recommended that Item #20 (Mission Hills-Vandenberg Village Vision) be eliminated from the Short-Term Priority Projects list, and replaced with Item #26 (Mission Hills/Vandenberg Village Community Plan) from the Mid-Term Priority Projects list.**

**Brooks/Brown** **Vote: 4-1 (Blough no)**  
**Appeal process not applicable.**

**ACTION:** **Recommended that Item #28 (Complete Streets Design Standards) be eliminated from the Mid-Term Priority Projects list and consolidated with Item #37 (Circulation Element Update).**

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

**ACTION:** **Recommended that Item #19 (Sign Ordinance) be moved ahead of Item #18 (Rural Roadway Standards – Circulation Element Amendment) on the Short-Term Priority Projects list.**

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

**ACTION:** **Recommended that Item #25 (Montecito Tree Protections Standards) be moved from the Mid-Term Priority Projects list to the bottom of the Short-Term Priority Projects list.**

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

<b>Short-term Priority (1-2 Years)</b>		
<b>13</b>	<b>Los Alamos Parking &amp; Pedestrian Circulation Plan<sup>1</sup></b>	<b>0.63</b>
<b>14</b>	<b>Airport Land Use Plan Consistency Amendments</b>	<b>0.11</b>
<b>15</b>	<b>Agricultural Production &amp; Processing Ordinance Amendment</b>	<b>0.74</b>
<b>16</b>	<b>Economic Development Program</b>	<b>0.96</b>
<b>17</b>	<b>Climate Change Adaptation Plan<sup>1</sup></b>	<b>0.47</b>
<b>18</b>	<b>Sign Ordinance</b>	<b>0.33</b>
<b>19</b>	<b>Rural Roadway Standards - Circulation Element Amendment</b>	<b>0.51</b>
<b>20</b>	<b>Mission Hills - Vandenberg Village Community Plan</b>	<b>2.94</b>
<b>21</b>	<b>Montecito Architectural Design Guidelines &amp; Dev't Standards</b>	<b>0.38</b>
<b>22</b>	<b>Santa Ynez Valley Transportation Improvement Plan</b>	<b>0.37</b>
<b>23</b>	<b>Brushing Ordinance</b>	<b>0.49</b>
<b>24</b>	<b>Montecito Tree Protection Standards</b>	<b>0.47</b>
<b>TOTAL</b>		<b>8.40</b>

1 Dependent upon grant funding

<b>TABLE 4</b>		
<b>County PC recommendations</b>		
<b>POTENTIAL NEW PROJECTS</b>		
<b>MID-TERM AND LONG-TERM PRIORITY</b>		
<b>FISCAL YEAR 2012-2013</b>		
<b>POTENTIAL NEW PROJECTS</b>		<b>FTE</b>
<b>Mid-Term Priority (3-5 Years)</b>		
25	Ordinance 661 Consistency Rezone - Phase II	0.50
26	Sustainable Communities Zoning Ordinance Amendments	0.78
27	Santa Ynez & Los Olivos Township Design Guidelines	0.57
28	2015-23 Housing Element Update	2.11
29	Seismic Safety and Safety Element Update Phase II	0.73
30	Open Space Element Update	2.69
31	Lighting Standards and Regulations	0.47
32	Noise Element Update	1.23
33	Mission Canyon Wildland Fire Benefit Assessment District	0.43
34	Mission Canyon Scenic Corridor Phase II	0.62
35	Circulation Element Update	1.82
36	Mission Canyon Post-Disaster Reconstruction Plan	0.35
<b>POTENTIAL NEW PROJECTS</b>		
<b>Long-Term Priority (5-10 Years)</b>		<b>FTE</b>
37	Orcutt Community Plan Update	3.91
38	Toro Community Plan Update	1.76
39	Montecito Community Plan Update	2.28

2. **11TEX-00000-00029 Pulver Development Plan Time Extension** **Goleta**  
**06NGD-00000-00007** Anne Almy, Supervising Planner (805) 568-2053  
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of David Pulver, property owner, to consider Case No. 11TEX-00000-00029 [application filed on November 23, 2011] for a one year time extension from the date of project approval for Case No. 04DVP-00000-00040, in compliance with Section 35.84.030 of the County Land Use and Development Code, on property zoned DR-1.8; and to accept the Negative Declaration (06NGD-00000-00007) as adequate Environmental Review for Case No. 11TEX-00000-00029, pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The Negative Declaration and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP No. 065-240-021, located at 4860 Vieja Drive, Goleta area, Second Supervisorial District.

**ACTION: Approved the project.**

**Brown/Blough**

**Vote: 5-0**

**10 day appeal period; fee required**

**3. 10RMM-00000-00003 Brecheen Recorded Map Modification Toro Canyon**  
**Addendum to 84-ND-05** Anne Almy, Supervising Planner (805) 568-2053  
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Leigh Brecheen and John Dellaverson, property owners, to consider Case No. 10RMM-00000-00003, [application filed on August 24, 2010] to modify Parcel Map No. 13,527 to create a new development envelope for the property at 336 Toro Canyon Road (Parcel "B" of Parcel Map 13,527) in compliance with Section 21-15.9 of County Code Chapter 21; and to approve the Addendum to Negative Declaration (84-ND-05) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original ND identified significant but mitigable effects on the environment in the following categories: 1) fauna, 2) archaeological resources, and 3) land use/agriculture. The Addendum to the ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The application involves AP Nos. 005-670-004, -005 & -006, located 336 Toro Canyon Road in the Toro Canyon area, First Supervisorial District.

**ACTION: Approved the project.**

**Cooney/Brooks** **Vote: 5-0**  
**10 day appeal period; fee required**

**4. 11APL-00000-00021 Frank and Salentine Appeal of the Brown Grading and Horse Arena Goleta**  
**Exempt, CEQA Guidelines Section 15303 and 15304** Anne Almy, Supervising Planner (805) 568-2053  
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of John Salentine to consider the appeal, Case No. 11APL-00000-00021 [application filed on September 30, 2011] in compliance with Chapter 35.102 of the County Land Use and Development Code, of the Director's approval of 07LUP-00000-00830, the Brown Grading and Horse Arena Project; and to determine the project is exempt from CEQA pursuant to Sections 15303 and 15304 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 077-030-013, located at 1215 Franklin Ranch Road, in the Goleta, Second Supervisorial District. (Continued from 2/08/12)

**ACTION: Motion to deny the appeal and approve the project with revisions to the Conditions of Approval.**

**Brown/Blough** **Vote: 2-3 (Cooney, Brooks, Valencia no)**  
**\*Motion fails**

**ACTION: Made the required Findings, included CEQA Findings; determined the project to be exempt from CEQA; denied the Appeal, Case No. 11APL-0000-00021; and granted *de novo* approval of the Land Use Permit, Case No. 07LUP-00000-00830**

**Brown/Blough** **Vote: 3-2 (Cooney, Brooks no)**  
**10 day appeal period; fee required**

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Dianne M. Black  
Secretary to the Planning Commission

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