



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of March 14, 2012
9:00 a.m.

C. MICHAEL COONEY 1st District, Chair
CECILIA BROWN 2nd District
MARELL BROOKS 3rd District, Vice-Chair
JOE H. VALENCIA 4th District
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 (CSBT) 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 CSBT Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** by David Villalobos.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** Brenda Artopoeus, Richard Vail, Linda Antles, and Kevin Keinert spoke to the effects to their homes on Beverly Drive and Foxenwood Drive as a result of the farming practices of D&B farms, including air and noise pollution.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Chair Cooney attended the most recent Joint Chairs meeting, reporting on the various topics of discussion, including new procedures for sole proprietors who sit on the BARs when bringing items to the board on which they serve. Commissioner Brown voiced her appreciation of the work that the BARs do, as well as the importance of the Joint Chairs meetings.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** By Dianne M. Black and Rachel Van Mullem.
- IX. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1. **12GOV-00000-00007** **Southern California Edison Easement** **Isla Vista**
Government Code Consistency
Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Jeff Havlik, Real Property Agent, Public Works, to consider Case No. 12GOV-00000-00007 [application filed on February 23, 2012] for a determination that the granting of a 120 square foot easement on property owned by the Successor Agency to the County of Santa Barbara Redevelopment Agency to the Southern California Edison Company for the purposes of developing an electrical transformer 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 No. 075-111-015, located at the intersection of Embarcadero Del Mar and Pardall Road, known as 881 Embarcadero Del Mar, in the Isla Vista area, Third Supervisorial District.

ACTION: Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402(a), with the condition that the transformer be screened and landscaped.

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

X. **STANDARD AGENDA:**

1. 2011 Comprehensive Plan Annual Progress Report Countywide
Jeff Hunt, Director, Long Range Planning (805) 568-2072
Paul Clementi, Planner (805) 568-2011

Hearing on the request of the Long Range Planning Division to receive and file the *Santa Barbara County 2011 Comprehensive Plan Annual Progress Report* and authorize staff to provide the annual report to the Board of Supervisors, Governor's Office of Planning and Research, and State Department of Housing and Community Development.

ACTION: Received and filed the *Santa Barbara 2011 Comprehensive Plan Annual Progress Report* and authorized staff to provide the annual report to the Board of Supervisors, Governor's Office of Planning and Research, and the State Department of Housing and Community Development.

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

2. Inclusionary Housing Program Briefing Countywide
Jeff Hunt, Director, Long Range Planning

The County Planning Commission will receive a briefing on the County's Inclusionary Housing Program and schedule for Planning Commission and Board of Supervisors consideration of the Inclusionary Housing Ordinance.

ACTION: The County Planning Commission received a briefing from Jeff Hunt, Director of Long Range Planning, on the County's Inclusionary Housing Program and schedule for Planning Commission and the Board of Supervisors consideration of the Inclusionary Housing Ordinance. No action was taken.

3. 11CUP-00000-00028 Trical, Inc. Conditional Use Permit Santa Maria
Exempt, CEQA Guidelines Section 15303 Zoraida Abresch, Supervising Planner (805) 934-6585
Joyce Gerber, Planner (805) 934-6265

Hearing on the request of John Ivancovich, agent for MJD Enterprises, to consider Case No. 11CUP-00000-00028, [application filed on September 8, 2011] for a Conditional Use Permit in compliance with Section 35.82.060 of the County Land Use and Development Code, allowing (1) construction of a new office and shop building for an existing agricultural fumigation business, (2) legalization of an existing, unpermitted modular building to be used as a temporary office only during construction of the proposed office/shop, and (3) legalization of two existing modular buildings that are located within the front yard setback and used for storage of fumigant cylinders, on property zoned AG-II-100; and to determine that the project

is exempt from CEQA pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 113-140-005 located at 1895 Ray Road, in the Santa Maria area, Third Supervisorial District.

ACTION: Continued the item to the hearing of April 4, 2012, at the request of the Commission.

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

4. **06TPM-00000-00024 Chaloupka Tentative Parcel Map Santa Maria**
09NGD-00000-00014 Zoraida Abresch, Supervising Planner (805) 934-6585
Joyce Gerber, Planner (805) 934-6265

Hearing on the request of Hilda Chaloupka, owner, to consider Case No. 06TPM-00000-00024, [application filed on September 25, 2006] for approval of a Tentative Parcel Map (TPM) in compliance with County Code Chapter 21 to divide 10 acres (gross and net) into two lots of 5 acres (gross and net) each, on property zoned RR-5; and adopt the Negative Declaration (09NGD-00000-00014) 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, Biological Resources, Cultural Resources, Geologic Processes, Noise and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP No. 129-151-019, located at 5572 Stillwell Road, in the Orcutt area, Fourth Supervisorial District.

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

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

5. **Lompoc Wind Energy Project Appeal of Land**
11APL-00000-00028 Use Permit for Meteorological Tower Changes Lompoc
Addendum to 06EIR-00000-00004 Kevin Drude, Energy Specialist (805) 568-2519
John Day, Planner (805) 568-2045

Hearing on the request of George & Cheryl Bedford to consider the appeal, Case No. 11APL-00000-00028, [application filed on December 21, 2011], of the Director's approval of 11LUP-00000-00080, Lompoc Wind Energy Project Meteorological Tower Modifications, in compliance with Chapter 35.102 of the County Land Use and Development Code; and to accept the Addendum to Environmental Impact Report (06EIR-00000-00004) 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 EIR identified significant effects on the environment in the following categories: Aesthetic/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire Hazards and Emergency Services, Geology/Soils, Land Use, Noise, Paleontological Resources, Risk/Safety, Traffic/Circulation, and Water Resources. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The project site is zoned AG-II-100. The application involves AP Nos. 083-080-004, 083-090-001, 083-090-002, 083-090-003, 083-100-004, 083-100-008, 083-250-011, 083-250-019, 083-090-004, and 083-100-007, located adjacent to San Miguelito Road near its southern terminus, from 3525 to 5555 San Miguelito Road, in the Lompoc area, Third Supervisorial District.

ACTION: Made the required findings, including CEQA findings; considered the EIR Addendum and determined that no subsequent EIR or Negative Declaration shall be prepared; denied the Appeal, Case No. 11APL-00000-00028; and granted *de novo* approval of the Land Use Permit, Case No. 11LUP-00000-00080.

Brooks/Valencia Vote: 5-0
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

Dianne M. Black
Secretary to the Planning Commission