



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of April 7, 2010
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Chair	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Vice-Chair	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 (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 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:** John Thorndike spoke on the issue of eminent domain, as it relates to the upper half of his Toro Canyon property.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia reported that he has had contact with county Building and Safety staff regarding the property on Highway 246 near River Park in Lompoc that he reported on last month, and that he will share information with the Commission as it becomes available. Commissioner Cooney shared an article from the *Los Angeles Daily Journal* on the topic of affordable housing, state law, and local jurisdictions.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of March 3, 2010 were considered as follows:
ACTION: **Approved the Minutes of March 3, 2010.**
Brooks/Cooney **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XI. **STANDARD AGENDA:**

1. **09ORD-00000-00009** **Agricultural Ordinance Amendments** **Countywide**
09NGD-00000-00007 Dianne Black, Director, Development Services (805) 568-2000
Pat Saley, Planner (805) 969-4605

Hearing on the request of the Planning and Development Department that the County Planning Commission consider and adopt a recommendation to the Board of Supervisors that they adopt an ordinance (Case No. 09ORD-00000-00009) amending the County's Land Use and Development Code (County LUDC) to streamline the permit process for certain agricultural projects on lands zoned agricultural. The proposed changes would only apply in the non-Coastal Zone area of Santa Barbara County located outside of the Montecito Planning Area. The proposal includes amendments to the LUDC that would:

- a) Shift the permitting requirements for certain minor agricultural-related permits from a Land Use Permit to a Zoning Clearance or Exemption and from a Minor Conditional Use Permit to a Land Use Permit. Amendments to achieve these revisions to the permit process would be required in Article 35.2, Zones and Allowable Land Uses, Article 35.3, Site Planning and Other Project Standards, Article 35.4, Standards for Specific Land Uses, and Article 35.11, Glossary.
- b) Change the threshold for requiring the approval of a Development Plan by the Planning Commission when the combined floor area of all structures on a lot in an agricultural zone exceeds 20,000 square feet to a sliding scale based on lot area. Amendments to achieve these revisions to the permit process would be required in Article 35.2, Zones and Allowable Land Uses and Article 35.11, Glossary.

and recommend that the Board of Supervisors accept as adequate the Negative Declaration (09NGD-00000-00007) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. The ND and all documents referenced may be reviewed at the Planning and Development Department, 123 E. Anapamu Street, Santa Barbara. The ordinances would affect AG-I and AG-II zoned properties in the inland portion of the County of Santa Barbara. (Continued from 02/17/10 and 3/03/10)

ACTION: Accepted staff recommendations, with revisions to the Findings and Ordinance.

Brown/Brooks Vote: 3-2 (Valencia/Blough no)
Appeals process not applicable.

2. **00-DP-034**
10CDP-00000-00013 **Union Pacific Railroad Tajiguas Landslide Repair** **Gaviota**
09NGD-00000-00016 Anne Almy, Supervising Planner (805) 568-2053
Mark Walter, Planner (805) 568-2852

Hearing on the request of LynneDee Althouse, agent for the Union Pacific Railroad, to consider the following:

- a) **00-DP-034**, [application filed on November 29, 2000], for approval of a Final Development Plan in compliance with Section 35-174 of the Article II Coastal Zoning Ordinance, on property zoned TC (Transportation Corridor) and RR-40 (Rural Residential) to permanently validate the construction of a bluff-face retaining wall, installation and removal of a rock revetment seawall and grading and excavation;
- b) **10CDP-00000-00013**, [application filed on February 23, 2010], for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned TC (Transportation Corridor) and RR-40 (Rural Residential) to permanently

validate the construction of a bluff-face retaining wall, installation and removal of a rock revetment seawall and grading and excavation;

and to adopt the Mitigated Negative Declaration (09NGD-00000-00016) 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: Cultural Resources. The MND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara (or 624 W. Foster Rd., Santa Maria). The MND 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 Nos. 081-010-05; 081-180-001, -002, and -003, located along the coast about 26 miles west of Santa Barbara just south of the Tajiguas Municipal Landfill, Gaviota area, Third Supervisorial District.

ACTION: Approved the project with revisions to the Staff Report, Findings, Negative Declaration, and Conditions of Approval.

Brooks/Cooney

Vote: 5-0

10 day appeal period; no fee required (Coastal Zone).

3. Goleta Beach 2.0 Briefing Goleta
Erik Axelson, South County Deputy Director, Parks Department

The Planning Commission will receive a briefing on the Goleta Beach 2.0 concept plan.

ACTION: The Commission received a briefing on the Goleta Beach 2.0 concept plan from Erik Axelson from the Parks Department. No action was taken.

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

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