



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of April 18, 2012
9:00 a.m.

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:** Commissioner Valencia was absent.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** Bob Field inquired about the scheduling of an item related to zoning enforcement before the Planning Commission. The item will be added to the calendar for the hearing of May 16, 2012.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown asked for an update on the possibility of utilizing the Granicus system to post Planning Commission hearings on the web, as well as information related to an existing cell site facility located on north Fairview Avenue in Goleta. Commissioner Brooks asked if it would be possible to suggest that landscape be added to mitigate reflection from a previously approved faux water tank (telecommunication site). Chair Cooney discussed a recent Court of Appeals decision related to CEQA exemptions for single family residences, and the potential impact on the Commission's review of projects in the future.
- VIII. **MINUTES:** The Minutes of March 7, 2012 and March 14, 2012 were considered as follows:
 - ACTION:** **Approved the Minutes of March 7, 2012, as revised.**
Brown/Brooks **Vote: 4-0 (Valencia absent)**
 - ACTION:** **Approved the Minutes of March 14, 2012.**
Brown/Brooks **Vote: 4-0 (Valencia absent)**

IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

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

C-1.	11TEX-00000-00031	Holani Farms Horse Boarding Facility Time Extension	Toro Canyon
	10NGD-00000-00005	Anne Almy, Supervising Planner (805) 568-2053 Nicole Lieu, Planner (805) 884-8068	

Hearing on the request of Jennifer Foster, agent for the owner, Jan Handtmann, to consider Case No. 11TEX-00000-00031 [application filed on December 15, 2011] for a 6 month time extension from January 8, 2012 to July 8, 2012, for Case No. 09CUP-00000-00014 in compliance with Section 35-172.9.3.c of Article II, on property zoned AG-I-20; and to accept the previously certified Mitigated Negative Declaration (10NGD-00000-00005) dated June 2, 2010 as adequate Environmental Review for Case No. 11TEX-00000-00031, pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 005-210-050, located at 331 Lambert Road in the Toro Canyon Plan Area, First Supervisorial District.

ACTION: Approved the project.

Brown/Blough

Vote: 4-0 (Valencia absent)

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

XI. **STANDARD AGENDA:**

1.	12GOV-00000-00008	Santa Ynez Water Conservation District Road Vacation Government Code Conformity	Santa Ynez
		John Karamitsos, Supervising Planner (805) 934-6255 Dana Carmichael, Planner (805) 934-6266	

Hearing on the request of Jeff Havlik, Real Property Agent, Public Works Department, to consider Case No. 12GOV-00000-00008, [application filed on March 12, 2012], for a determination that the proposed vacation of a portion of the Madera Street right-of-way conforms with the Comprehensive Plan of the County of Santa Barbara, including the Santa Ynez Valley Community Plan, pursuant to Government Code Section 65402(a). The application involves AP No. 143-220-020, located on Madera Street in the Santa Ynez area, Third Supervisorial District.

ACTION: Determined the project does not conform with the Comprehensive Plan based on non-conformance with the Santa Ynez Community Plan Action LUT-SYV-4.5 which requires the consideration of parking and access potential prior to abandonments.

Brooks/Brown

Vote: 3-1 (Blough no, Valencia absent)

Appeal process not applicable.

Morehart Appeal of Zoning Administrator Approval

2. **11APL-00000-00029 of the GGG Investments Demolition and Rebuild Carpinteria**
Exempt, CEQA Guidelines Section 15303(a)(e) Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner (805) 884-8068

Hearing on the request of Mark Manion, attorney for the appellant, Mitchell Morehart, to consider the Appeal, Case No. 11APL-00000-00029, [application filed on 12-22-11] of the Zoning Administrator's decision to approve a Coastal Development Permit, Case No. 11CDH-00000-00024, to allow demolition of an existing 3,294 square foot residence, construction of a new 3,818 square foot residence with 738 square foot basement, demolition of an existing 800 square foot carport, construction of a 653 square foot garage with a 341 square foot accessory storage space above, demolition of an existing 1,344 square foot pool cabana, construction of an accessory structure composed of a 1,017 square foot gym and 485 square foot pool cabana with a 723 square foot guesthouse above, demolition of a 100 square foot storage shed, demolition and reconstruction of a pool, construction of a new 532 square foot trellis, entry gates, and landscaping, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property located in the 8-R-1 zone; and to determine that the project is exempt pursuant to Sections 15303(a) and (e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 005-400-045, located at 3389 Padaro Lane, in the Toro Canyon Plan area, First Supervisorial District.

ACTION: Continued the item to the hearing of May 2, 2012, at the request of the appellant and the applicant.

**Brown/Blough Vote: 4-0 (Valencia absent)
Appeal process not applicable.**

3. **Regional Housing Needs Allocation (RHNA) Process Briefing Countywide**
Jeff Hunt, Deputy Director, Long Range Planning (805) 568-2072

The County Planning Commission will receive a briefing on the Regional Housing Needs Allocation (RHNA) process, and the preliminary State RHNA numbers that have been delivered to the Santa Barbara Association of Governments (SBCAG).

ACTION: The County Planning Commission received a briefing from Jeff Hunt, Deputy Director of Long Range Planning and provided comments on the Regional Housing Needs Allocation process, and the preliminary RHNA numbers that have been delivered to the Santa Barbara Association of Governments. 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