



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED MARKED AGENDA

Hearing of April 25, 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)

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.
- IV. **AGENDA STATUS REPORT:** Presented by Dianne M. Black.
- V. **PROJECTION REPORT:** Presented by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown announced that the rebroadcast of the April 23, 2007 Special Hearing was very good.

Commissioner Valencia reminded the Commission of the upcoming California Planning Commissioners conference in Napa and Lake Tahoe.

Commissioner Cooney reported that he attended the conference last year with Dianne Black
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Dianne Black informed the Commission that the Montecito Planning Commission will be holding a retreat on May, 29, 2007. Commissioner Cooney will be attending.
- IX. **MINUTES:** The Minutes of April 11, 2007 were considered as follows:

ACTION: **Approved the Minutes of April 11, 2007, as revised.**

Blough/Brown **Vote: 4-0-1 (Smyser abstained)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by John Baker, Director, Planning and Development.

XI. STANDARD AGENDA:

	Rose/Cal-Orchid Greenhouses	
1.	05DVP-00000-00022 <u>07NGD-00000-00001</u>	Development Plan <hr/> Goleta Anne Almy, Supervising Planner, (805) 568-2053 Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Raymond Appleton, agent for the owners, James and Lauris Rose, to consider Case No. 05DVP-00000-00022, [application filed on July 25, 2005] for approval of a Development Plan in compliance with Section 35-174 of the Article II Coastal Zoning Ordinance, on property zoned AG-I-10, to permit and legalize approximately 39,000 square feet of existing unpermitted greenhouse and shade house structures; and to approve the Negative Declaration, 07NGD-00000-00001 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: Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., 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. 065-290-026, located at 1251 Orchid Drive, in the Goleta area, Second Supervisorial District.

ACTION: Approved the project with revisions to the conditions of approval.

Brown/Valencia

Vote: 5-0

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

	06TRM-00000-00001	Park Hill Estates	
2.	06RDN-00000-00001 <u>06NGD-00000-00001</u>	Subdivision and Road Naming <hr/> Santa Barbara	Santa Barbara Anne Almy, Supervising Planner, (805) 568-2053 Natasha Heifitz-Campbell, Planner (805) 962-0030

Hearing on the request of Susan McLaughlin, agent the applicant, DHL Realty, to consider the following [applications filed on January 4, 2006]:

- a) **06TRM-00000-00001** for approval under County Code Chapter 21 to divide an approximately 14.36 acre parcel into 12 parcels of approximately 1 acre each and open space of approximately 2.2 acres in the 1-E-1 Zone under Article III;
- b) **06RDN-00000-00001** for approval of two proposed private roads, in the 1-E-1 Zone; which will serve proposed parcels currently addressed off Via Los Santos in compliance with Section 35.76 of the County Land Use and Development Code;

and to approve the Tiered Negative Declaration, 06NGD-00000-00028, 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, Biology, Cultural Resources, Fire Safety, Geology, Land Use, Water Resources, and Short-term Traffic. The certified Goleta Community Plan Program EIR further identified significant, unavoidable, adverse cumulative impacts under Community Plan buildout related to fire hazards from development in the foothills and biological impacts, including loss of foraging habitat, when undeveloped lands are converted to urban uses. The ND, the Goleta Community Plan Program EIR and all other documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu Street, Santa Barbara and on the County Planning & Development website:

www.sbcountyplanning.org, under the Recent Updates, Park Hill Estates. The application involves AP No. 059-290-041, located at 4700 Via Los Santos, in the Goleta area, Second Supervisorial District.

ACTION: Continued the item to the hearing of June 6, 2007, with direction to staff to return with revised conditions of approval.

Brown/Blough

**Vote: 5-0
Appeal process not applicable.**

3. County Noticing Procedures Briefing Countywide

Dianne Meester Black, Assistant Director (805) 568-2000

The County Planning Commission will receive a briefing on current noticing procedures for ministerial, discretionary and coastal permits and provide input to staff on suggested changes or enhancements to the noticing procedures.

ACTION: Pat Saley presented a briefing on the County Noticing Procedures. Briefing only, therefore no action was taken.

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