



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of April 26, 2006
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
PARKER MONTGOMERY	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Chair	Santa Barbara, CA 93101
JACK BOYSEN	5th District	(805) 568-2000 (Planning & Development)

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

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Terry Contreras.
- III. **ROLL CALL:** by Terry Contreras.
- IV. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- V. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VI. **PUBLIC COMMENT:** John Thorndike spoke on boundary problems in the Toro Canyon area and gates.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** The Commissioners agreed to hear the Planning Commission Compensation item at the hearing of May 3, 2006.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Steve Chase, Deputy Director, Development Review reported that the Bean Blossom appeal was heard by the Board Of Supervisors on April 18, 2006 and was continued to the hearing of May 16, 2006. Steve Chase also reported that the Naples DEIR would be coming out in late May 2006. John McInnes, Director, Strategic and Comprehensive Planning gave the Commission a briefing on South Coast Housing Rezone Options.
- IX. **MINUTES:** The Minutes of April 5, 2006 and April 12, 2006 were considered as follows:

ACTION:	Approved the minutes of April 5, 2006.	
	Brown/Boysen	Vote: 5-0
ACTION:	Approved the minutes of April 12, 2006 as revised.	
	Cooney/Brown	Vote: 5-0

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by Steve Chase, Deputy Director, Development Review South, Planning & Development.

XII. **STANDARD AGENDA:**

1. **06ORD-00000-00006** Residential Agricultural Unit Program Time Extension Countywide

Exempt, CEQA Sections 15183 and 15061(b)(3) Lisa Bodrogi, Planner (805) 934-6936
The County Planning Commission will consider and make recommendations to the Board of Supervisors regarding amending the existing Residential Agricultural Unit General Regulations of Article III of Chapter 35 of the County Code. The purpose of the amendment is to provide a two-year time extension of the Residential Agricultural Unit (RAU) Program in order to allow the Agricultural Advisory Committee sufficient time to establish a process for reviewing the RAU Program in conjunction with other County housing programs on which work is currently being conducted as part of the Housing Element, and to accept the Exemption pursuant to Sections 15183 and 15061 (b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act.

a) **06ORD-00000-000065** to amend Article III of Chapter 35 of the Santa Barbara County Code by amending Division 7, General Regulations, to extend the Residential Agricultural Unit Program.

ACTION: Recommended that the Board of Supervisors approve the project.

Montgomery/ Boysen **Vote: 5-0**

The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

2. **Role of the Planning Commission & Procedures Manual**

Dianne Meester, Assistant Director (805) 568-2000
Steve Chase, Deputy Director (805) 568-2520
The Planning Commission will discuss the Role of the Planning Commission and proposed revisions to the Planning Commission Procedures Manual.

ACTION: Continued item to the hearing of May 3, 2006.

Valencia/Boysen **Vote 5-0**

3. **06GOV-00000-00002** San Roque Canyon Road Right-of-Way Abandonment Santa Barbara

Mark Walter (805) 568-2852

Hearing on the request of Jeff Havlik, Public Works, to consider Case No. 06GOV-00000-00002 [application filed on March 10, 2006] to determine that quitclaim of the existing San Roque Canyon Road right-of-way, including the Jesusita Trail, is in conformity with the Comprehensive Plan pursuant to Government Code Section 65402(a). The application involves AP Nos. 055-030-006, -069, -070, -077, located at 1575 North Ontare Road, Santa Barbara area, Second Supervisorial District.

ACTION: Continued item to the hearing of May 24, 2006.

Brown/Montgomery

Vote: 5-0

4. **05CUP-00000-00066 Cingular @ West Camino Cielo Santa Barbara**
Exempt, CEQA Section 15303 Christina Cairns, Planner (805) 568-2042

Hearing on the request of Sarah Bow, agent for the applicant, Cingular Wireless to consider Case No. 05CUP-00000-00066 [application filed on September 19, 2005] for a Conditional Use Permit allowing the construction and operation, and maintenance of an unmanned, wireless communications facility consisting of four antennas to be located on an existing utility pole and a sunken outdoor equipment enclosure totaling 414 square feet and modification of zone district requirements to develop said facility in a residential zoned district under the provisions of Article III, Section 35 Zoned RR-5; and to accept the Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 153-120-022, located at 5615 West Camino Cielo, Santa Barbara area, Second Supervisorial District.

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

Brown/Valencia

Vote: 5-0

5. **06ORD-00000-00005 Expanded Home Occupation Ordinance Amendment Countywide**
Exempt, CEQA Section 15061(b)(3) Noel Langle, Planner (805) 568-2009

The County Planning Commission will consider and make recommendations to the Board of Supervisors regarding amendments to the existing Home Occupation General Regulations of Article III of Chapter 35 of the County Code. The purpose of the amendment is to provide additional opportunities for home occupations on larger lots provided that the home occupation can comply with specific development standards designed to protect the surrounding neighborhood area from any potential negative effects of conducting such an expanded home occupation.

- a) **06ORD-00000-00005** to amend Article III of Chapter 35 of the Santa Barbara County Code by amending Division 7, General Regulations, to amend the existing text of the Home Occupations General Regulations regarding additional home occupations and development standards.

ACTION: Continued item to the hearing of July 12, 2006.

Boysen/Cooney

Vote: 5-0

6. **06ORD-00000-00004 Environmentally Sensitive Habitat - Goleta Overlay Ordinance Amendment Countywide**
Exempt, CEQA Section 15061(b)(3) Noel Langle, Planner (805) 568-2009

The County Planning Commission will consider and make recommendations to the Board of Supervisors regarding amendments to the Environmentally Sensitive Habitat - Goleta (ESH-GOL) Overlay of Article III of Chapter 35 of the County Code. The purpose of the amendment is to provide additional protection to environmentally sensitive habitats located within this overlay by regulating brush removal and similar activities that are presently not regulated by this overlay.

- a) **06ORD-00000-00004** to amend Article III of Chapter 35 of the Santa Barbara County Code by amending Division 5, Overlay Districts to amend the existing text of the Environmentally Sensitive Habitat - Goleta (ESH-GOL) regarding the protection of environmentally sensitive habitats.

ACTION: Recommended that the Board of Supervisors adopt Ordinance Amendment 06ORD-00000-00004

Brown/Montgomery

Vote: 5-0

The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org

Steve Chase
Secretary to the Planning Commission