



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of April 27, 2005
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
MARC MCGINNES	2nd District	Betteravia Government Center
PARKER MONTGOMERY	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Vice Chair	Santa Maria, CA 93455
JACK BOYSEN	5th District, Chair	(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on Government Access Television (GATV) 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 GATV Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Cintia Mendoza.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Zoraida Abresch.
- V. **PROJECTION REPORT:** Presented by Zoraida Abresch.
- VI. **PUBLIC COMMENT:** John Thorndike notified the Commission of a meeting regarding gated communities that will be conducted on June 10, 2005 at 10:00 a.m. in the Board of Supervisors' conference room.

Gray Earle addressed the Commission on his concerns regarding the public process and participation at Planning Commission hearings and the lack of remote testimony availability.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Zoraida Abresch reminded the Commission of the Owlett's Training Session that will be conducted by the County Administrator and County Counsel on April 29, 2005.
- IX. **MINUTES:** The Minutes of March 9, 2005 (continued from 4/6/05) were considered as follows:
ACTION: **Approved the Minutes of March 9, 2005.**
Cooney/Valencia **Vote: 4-0-1 (McGinnes abstained)**
ACTION: **Re-tracked the motion and moved to approve the Administrative Agenda, Item 1 and Item 2 of the Minutes of March 9, 2005, as revised.**
Cooney/Valencia **Vote: 5-0**
ACTION: **Approved Item 3 of the Minutes of March 9, 2005.**
Cooney/Valencia **Vote: 4-0-1 (Boysen abstained)**

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** None.

XI. **STANDARD AGENDA:**

1. **04DVP-00000-00004**

04CUP-00000-00060

Teixeira Winery

Sisquoc

05NGD-00000-00010

Brian Foss, Planner (805) 934-6259

Hearing on the request of Tom Martinez, agent for the owners, Marvin and Paulette Teixeira, to consider the following [application filed on January 20, 2004]:

- a) **04DVP-00000-00004** for approval of a Final Development Plan under the provisions of Article III of the AG-II-100 Zone District to develop a 2,692 square foot wine tasting building and a 3,000 square foot wine processing facility;
- b) **04CUP-00000-00060** for a Conditional Use Permit allowing 35 special events under the provisions of Article III Zoned AG-II-100;

and to approve the Negative Declaration 05NGD-00000-00010 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, Air Quality, Cultural Resources, Geologic Processes, Hazardous Materials, Noise, Public Facilities and Traffic/Circulation. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The ND is also available for review at the Santa Maria Library, 420 S. Broadway, Santa Maria, CA. The project involves AP No. 133-070-010, located at 9660 Foxen Canyon Road, Sisquoc area, Fifth Supervisorial District.

ACTION: Approved the project with revisions to the staff report, findings, negative declaration, and conditions of approval.

Boysen/Montgomery
0

Vote: 5-

ACTION: Recommended that the Board of Supervisors consider amending the Winery Ordinance Section 35-292j.3 of Article III pertaining to special events.

Boysen/Valencia
0

Vote: 5-

10 day appeal period; fee required.

2. **04DVP-00000-00008** **Bedford Enterprises Recycling Facility and Multi-Tenant Buildings**

Santa Maria

05NGD-00000-00007

Adam Baughman, Planner (805) 934-6263

Hearing on the request of Greg Villegas, agent for the owner, Steve Malfo, to consider Case No. 04DVP-00000-00008 [application filed on March 1, 2004] for approval of a Development Plan under the provisions of Article III of the M-2 General Industry Zone District, to develop a recycling facility and two 12,000 square foot multi-tenant industrial roll-up buildings; and to approve the Negative Declaration 05NGD-00000-00007 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, Air Quality, Biological Resources, Geologic Processes, Hazardous Materials/Risk of Upset, and Water Resources/Flooding. The ND and all documents may be

reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The application involves AP Nos. 111-030-023 and -024, located at 2220 South F Street, Santa Maria area, Fourth Supervisorial District.

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

Valencia/Montgomery

Vote: 5-

0

10 day appeal period; fee required.

3. Housing Element Implementation Guidelines Update Briefing Countywide

Patsy Stadelman, Planner (805) 884-8051

The Planning Commission will receive a briefing on the county's updated Housing Element Implementation Guidelines (HEIG). The HEIG summarizes County Housing Element programs and policies, describes the county's procedures for processing housing development proposals and defines the roles and responsibilities of all parties involved in the housing development review process. The HEIG is intended to give applicants, planners, and other interested parties a concise but comprehensive tool for interpreting and implementing the county's adopted housing policies and procedures. Staff revised the HEIG to reflect changes in county housing policies and state housing laws that have occurred since it was last updated in 2002.

Briefing only, therefore no action was taken.

4. Three-Year Work Program Briefing Countywide

Lisa Plowman, Deputy Director (805) 568-2025

The Planning Commission will receive an informational presentation by the Planning and Development Department regarding the annual update to the Comprehensive Planning Division Three Year Work Program covering Fiscal Years 2005-2008. The Department will present the proposed Work Program to the Board of Supervisors in May 2005. A number of multi-year projects will continue through the Fiscal Year of 2005-2006, including the Housing Element Update – Action Phase and the Santa Ynez Valley Community Plan and the completion of a number of grant-funded projects.

Briefing only, therefore 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

Steve Chase
Secretary to the Planning Commission