



COUNTY OF SANTA BARBARA

PLANNING COMMISSION REVISED MARKED AGENDA

**Hearing of May 7, 2008
9:00 a.m.**

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
C.J. JACKSON	3rd District, Chair	123 East Anapamu Street
JOE H. VALENCIA	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Vice Chair	(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 Jessica Opland.
- 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:** Derek Westen gave a presentation regarding the health of Oak Trees in Santa Barbara County, why they are in decline, why so many of them are dying and the steps that can be taken to rectify the problem. John Thorndike updated the Commission on his lawsuits and the status of his property.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Ms. Black gave the Commission a handout on the County of Santa Barbara Public Works Encroachment Permits Polices.
- IX. **MINUTES:** The Minutes of April 21, 2008 and April 23, 2008 were considered as follows:
ACTION: **Approved the Minutes of April 21, 2008.**
Cooney/Brown **Vote: 5-0**
ACTION: **Approved the Minutes of April 23, 2008.**
Brown/Cooney **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- XI. **STANDARD AGENDA:**

1. 07SCD-00000-00040 AYSO / Van Wingerden Soccer Fields Carpinteria
Substantial Conformity Determination
June Pujo, Supervising Planner (805) 568-2056
Julie Harris, Planner (805) 568-3518

Hearing on the request of Pat Elton, agent for AYSO to consider Case No. 07SCD-00000-00040 [application filed on October 19, 2007], for a Substantial Conformity Determination pursuant to Article II Section 35-172 to revise the expiration date of Conditional Use Permit 01CUP-00000-00095 from November 30, 2002 to November 30, 2012 to allow a soccer field use on an Agricultural Preserve contract parcel (96-AP-002), in the AG-I-10 zone. The application involves AP No. 004-004-037, located at 5154 Foothill Road, in the Carpinteria area, First Supervisorial District.

ACTION: Adopted the Findings for Denial, denied the request for a Substantial Conformity Determination and encouraged staff not to seek financial penalties for past violations provided the use stops within a reasonable period of time as determined by staff.

Cooney/Brown

Vote: 5-0

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

2. 08ORD-00000-00008 Santa Barbara Ranch TDR Ordinance Naples
Dianne Black, Director Development Services (805) 568-2000
Tom Figg, Planner (805) 377-9116

The County Planning Commission will receive a report on program options and policy issues preparatory to commencing formal hearings in connection with a proposed Transfer of Development Rights ("TDR") Enabling Ordinance for the Naples town site located two miles west of the City of Goleta, AP No.'s 079-080-026 to 081-240-018, Third Supervisorial District.

ACTION: Accepted three page letter from Kalon Kelley into the record.

Blough/Brown

Vote: 5-0

ACTION: Continued the item to the hearing of June 4, 2008, directing staff to come back with various alternatives in response to the Commission's questions and comments.

Brown/Blough

Vote: 5-0

Appeal process not applicable.

3. High Fire Areas Briefing Countywide
Dave Ward, Deputy Director, Development Review South (805) 568-2520
David Neels, County Fire Vegetation Specialist (805) 681-5500
Mike Zimmer, Building Official (805) 568-3120

County Fire and Planning and Development Department representatives will provide the Planning Commission with a High Fire Areas Briefing including an overview of the forthcoming State High Fire Hazard mapping update, applicable High Fire Hazard building construction standards, a summary from the Zaca Fire, lessons learned from other recent Southern California fires, and upcoming vegetation fuel management efforts on the South Coast.

ACTION: Briefing presented by Development Review Deputy Director, Dave Ward, Deputy County Fire Marshall, Rick Todd and County Building Official, Mike Zimmer. No action was taken.

Appeal process not applicable.

4. Process Improvement Workshop Countywide
Noel Langle, Planner (805) 568-2067
Pat Saley, Planner (805) 568-4605

Hearing on the request of County staff that the County Planning Commission review and give direction on proposed revisions to the Santa Barbara County Land Use and Development Code related to revisions to the Ridgelines/Hillside Development Standards.
(Continued from 4/09/08, 4/23/08)

ACTION: Workshop presented by Dianne Black, Director, Development Services and Planner, Noel Langle. 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