



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA

Hearing of May 25, 2005  
9:00 a.m.

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

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**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 Terry Contreras.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- V. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VI. **PUBLIC COMMENT:** John Thorndike thanked the Commission for allowing public participation in the EIR process. Mr. Thorndike also addressed the Commission regarding his property in Toro Canyon.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner McGinnes reported that he attended the Visioning Workshop sponsored by the Sustainability Project in Santa Barbara. The next workshop is scheduled for June 11, 2005.  
  
Commissioner Montgomery reported that he attended a round table sponsored by the Santa Barbara Foundation on the role of non profits in Santa Barbara County. Statistics were provided for Southern California and Santa Barbara County.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** The Commission discussed changing the model for public comment on agendized items. The general consensus by the Commission was to leave public comment under the current process.
- IX. **MINUTES:** The Minutes of April 13, 2005, April 27, 2005 and May 4, 2005 were considered as follows:  
  
**ACTION:** Continued the Minutes of April 13, 2005, April 27, 2005 and May 4, 2005 to the hearing of June 1, 2005.

McGinnes/Cooney

Vote: 5-0

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**  
Presented by Dianne Meester, Assistant Director, Planning and Development.

XI. **STANDARD AGENDA:**

1. **04RMM-00000-00001 Yonally Recorded Map Modification Goleta**  
Exempt, CEQA Section 15305 Julie Harris, Planner (805) 568-3518

Hearing on the request of Jon Dohm, agent for the owners, Matthew and Karen Yonally, to consider Case No. 04RMM-00000-00001 [application filed on February 6, 2004] to modify the building envelopes approved under TPM 13,440 and 91-LLA-002 to allow some additional above ground development within the building envelope that would be reduced in size; and to accept the Exemption pursuant to Section 15305 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 079-110-053 and -054, located at 590 Ellwood Ridge Road, Goleta area, Third Supervisorial District.

**ACTION: Continued the item to the hearing of July 6, 2005.**

**Cooney/Montgomery**

**Vote: 5-0**

**Appeal process not applicable.**

2. **04RMM-00000-00004 Montecito Ranch Estates Recorded Map Modification Summerland**  
CEQA Section 15162/Addendum to 91-EIR-7 Alice Daly, Planner (805) 568-2059

Hearing on the request of Syndi Souter, agent, to consider Case No. 04RMM-00000-00004 [application filed on June 14, 2004] to modify the layout of the private access road, grading and the building envelopes for Lots 1-3 and Lots 6-8 for Case No. TM 14,290 to allow a "y" shaped access road instead of the previously approved loop access road; and to approve the Addendum to the Environmental Impact Report, 91-EIR-7 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original EIR identified potential significant but mitigable effects on the environment in the following categories: Water Resources, Circulation, Archeology, Noise, Public Facilities, Geology/Drainage, Biological Resources, Recreation, Aesthetics, Land Use/Agriculture and Electro-Magnetic Fields. The Addendum to the EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The Addendum to the EIR 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 Nos. 005-210-061, -062, -063, -066, -067 and -068 located at 2800 Via Real, Summerland area, First Supervisorial District.

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

**Cooney/McGinnes**

**Vote: 5-0**

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

3. **04APL-00000-00005 Bean Blossom "H" Gaviota**  
Exempt, CEQA Section N/A Peter Imhof, Planner (805) 568-2518

Hearing on the request of the Gaviota Coast Conservancy, to consider the Appeal 04APL-00000-00005 [appeal filed on February 27, 2004] of the Planning and Development Department's decision to approve Case No. 02CDP-00000-00022 for a 10,366 square foot residence, a 1,150 square foot four car garage, an 800 square foot guest house, an 800 square foot cabana and a 2,480 square foot barn. A rural/ridgeline height exemption was granted for the house and garage. The project includes approximately 5,200 cubic yards of grading (3,000

cubic yards of cut and 2,200 cubic yards of fill). An existing ranch road would be widened to approximately 14 feet to provide access in the AG-II-320 Zone District under Article II. The application involves AP No. 081-200-032, located at 14200 Calle Real, Gaviota area, Third Supervisorial District.

**ACTION:** Accepted a late submittal into the record from Chris Roberts of Hatch and Parent.

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

**ACTION:** Continued the item to a time certain to allow for a noticed site visit by the Planning Commission and County BAR and moved to receive Surveyor's letter regarding extent of movement.

McGinnes/Cooney **Vote: 2-3 (Montgomery/Valencia/Boysen no)**  
**\*Motion failed to pass.**

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

Montgomery/Valencia **Vote: 3-2 (Cooney/McGinnes no)**  
**10 day appeal process; no fee required (Coastal Zone)**

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the  
Planning and Development Web Site at  
[www.sbcountyplanning.org](http://www.sbcountyplanning.org)

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Steve Chase  
Secretary to the Planning Commission