



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of June 2, 2010
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Chair	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Vice-Chair	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 David Villalobos.
- III. **ROLL CALL:** All Commissioners were present (Blough arrived at 10:00 a.m.)
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** John Thorndike read a letter from the county into the record regarding a change in zoning to his Toro Canyon property.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia reported that staff has reviewed the site on Highway 246 that he has previously brought to the commission's attention, and it was determined that some illegal grading has taken place. However, the property owner is currently going through the process of obtaining the proper permits.
- VIII. **MINUTES:** The Minutes of May 5, 2010 and May 12, 2010 were considered as follows:
ACTION: **Approved the Minutes of May 5, 2010.**
Cooney/Valencia **Vote: 4-0 (Blough absent)**
ACTION: **Approved the Minutes of May 12, 2010, as revised.**
Valencia/Brooks **Vote: 4-0 (Blough absent)**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director and Dianne M. Black.

X. **STANDARD AGENDA:**

1. **Review of Coastal Commission Recommended Modifications to County Land Use and Development Code** **Countywide**

Dianne Black, Director, Development Services (805) 568-2000
Noel Langle, Planner (805) 568-2067

Hearing on the request of the Planning and Development Department that the County Planning Commission review the California Coastal Commission staff's recommended modifications to the County Land Use and Development Code and provide recommendations to the County Board of Supervisors regarding the modifications.

ACTION: The County Planning Commission reviewed and provided comments to staff regarding the Coastal Commission staff's recommended modifications to the County Land Use and Development Code. No action was taken.

Appeal process not applicable.

2. **10APL-00000-00010** **Anter Appeal of the Hassan Residential Units Project** **Isla Vista**
03-EIR-08

Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Robin Unander, attorney for appellant Nicole Anter, to consider the Appeal, Case No. 10APL-00000-00010 [appeal filed on March 11, 2010], of the Zoning Administrator's decision to approve the Hassan Residential Units project, Case Nos. 09CUP-00000-00049 and 09CDP-00000-00097, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property located in the C-2 zone; and to determine that the previously certified EIR prepared for the Isla Vista Master Plan (03-EIR-08) is adequate environmental review for this project pursuant to CEQA Statute Section 21090(b). The project involves AP No. 075-113-007, located at 6546 Pardall Road, in the Isla Vista area, Third Supervisorial District. (Continued from 05/05/10)

ACTION: Denied the appeal, Case No. 10APL-00000-00010, thereby upholding the Zoning Administrator's approval of Case Nos. 09CUP-00000-00049 and 09CDP-00000-00097, made the required findings for the project; and granted de novo approval of 09CUP-00000-00049 and 09CDP-00000-00097, with revisions to the Findings and Coastal Development Permit.

Brooks/Valencia **Vote: 5-0**
10 day appeal period; no fee required (Coastal Zone).

3. **06CUP-00000-00041** **Laurel Springs Ranch Retreat Center** **Goleta**
08NGD-00000-00012

Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of owner, Melissa Keeler to consider Case No. 06CUP-00000-00041 [application filed on July 13, 2006] for a Major Conditional Use Permit allowing the operation of an adult retreat center within existing facilities clustered in an approximate 40 acre area of the Laurel Springs Ranch in compliance with Section 35.82.060 of the County Land Use Development Code, on property zoned (MT-GOL)-100; and to adopt the Negative Declaration (08NGD-00000-00012) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, potentially significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Fire Protection, Geologic Processes, and Hazardous Materials. 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.

**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

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