



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of June 6, 2007
9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
DAVID SMYSER	3rd District, Vice Chair	123 East Anapamu Street
JOE H. VALENCIA	4th District	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 (CSBT) 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 CSBT 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 Dianne M. Black.
- V. **PROJECTION REPORT:** Presented by Dianne M. Black. Dianne Black also presented the Commission with a Long Term projection report targeting large projects possibly coming before the Commission through December 2007.
- VI. **CANCELLATION OF THE JUNE 13, 2007 REGULAR PLANNING COMMISSION HEARING.**

ACTION: **Cancelled the hearing of June 13, 2007.**

Brown/Blough

Vote: 5-0

- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia spoke to the Commission regarding the Grand Jury's News Press statement regarding the state mandated affordable housing issue and the no penalty clause. Commissioner Valencia feels that someone needs to respond to the statement regarding the "no penalty clause". Commissioner Cooney would like David Allen, County Counsel, to give the same presentation on the status of litigation around the state as he gave at the Board of Supervisors, and keeping the public informed on what is being done with the enforcement of the housing laws.
- IX. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.

X. **MINUTES:** The revised Minutes of May 2, 2007 were considered as follows:

ACTION: Approved the revised Minutes of May 2, 2007.

Smyser/Brown

Vote 4-0-1 (Blough abstained)

XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by John Baker, Director, Planning and Development.

XII. **STANDARD AGENDA:**

	06TRM-00000-00001	Park Hill Estates	
1.	06RDN-00000-00001	Subdivision and Road Naming	Santa Barbara
	06NGD-00000-00001		Anne Almy, Supervising Planner, (805) 568-2053 Natasha Heifitz-Campbell, Planner (805) 962-0030

Hearing on the request of Susan McLaughlin, agent for the applicant, DHL Realty, to consider the following [applications filed on January 4, 2006]:

- a) **06TRM-00000-00001** for approval under County Code Chapter 21 to divide an approximately 14.36 acre parcel into 12 parcels of approximately 1 acre each and open space of approximately 2.2 acres in the 1-E-1 Zone under Article III;
- b) **06RDN-00000-00001** for approval of two proposed private roads, in the 1-E-1 Zone; which will serve proposed parcels currently addressed off Via Los Santos in compliance with Section 35.76 of the County Land Use and Development Code;

and to approve the Tiered Negative Declaration, 06NGD-00000-00028, 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, Biology, Cultural Resources, Fire Safety, Geology, Land Use, Water Resources, and Short-term Traffic. The certified Goleta Community Plan Program EIR further identified significant, unavoidable, adverse cumulative impacts under Community Plan buildout related to fire hazards from development in the foothills and biological impacts, including loss of foraging habitat, when undeveloped lands are converted to urban uses. The ND, the Goleta Community Plan Program EIR and all other documents referenced therein 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. Anapamu Street, Santa Barbara and on the County Planning & Development website: www.sbcountyplanning.org, under the Recent Updates, Park Hill Estates. The application involves AP No. 059-290-041, located at 4700 Via Los Santos, in the Goleta area, Second Supervisorial District. (Continued from 4/25/07)

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

Brown/Smyser

**Vote: 5-0
10 day appeal period; fee required.**

2. 07APL-00000-00003 Desilva Addition Appeal Goleta
Peter Imhof, Supervising Planner, (805) 568-2518
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Ann Bailey, appellant, to consider the Appeal, Case No. 07APL-00000-00003 [appeal filed on February 20, 2007] of the Planning and Development Department's decision to approve Land Use Permit, Case No. 06LUP-00000-00575, to allow the construction of a 680 square foot second story addition and 105 square foot first and second story stairway addition, in compliance with Section 35.102.040 of the County Land Use and Development Code in the 10-R-1 Zone. The application involves AP No. 067-412-015, located at 5086 Parkwood Place in the Goleta Area, Second Supervisorial District. (Continued from 5/2/07)

ACTION: Denied the Appeal, 07APL00000-00003 and upheld the Land Use Permit, 06LUP-0000000575.

Valencia/Blough

**Vote: 4-1 (Brown no)
10 day appeal period; fee required.**

3. 05DVP-00000-00016 05CUP-00000-00022 Roberts Equestrian Academy Solvang
Exempt, CEQA Sections 15301, John Karamitsos, Supervising Planner, (805) 934-6255
15322 and 15323 Tammy Weber, Planner (805) 934-6254

Hearing on the request of Eva Turenchalk and Susan Petrovich, agents for the owners, Monty and Pat Roberts, to consider the following [application filed on March 25, 2005]:

- a) **05DVP-00000-00016** for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code, to validate approximately 86,803 square feet of existing agricultural structural development;
- b) **05CUP-00000-00022** for a Conditional Use Permit validating the existing commercial equestrian facility and four farm employee dwellings in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-I-40 (Agricultural Preserve Case No. 77-AP-024A);

and to accept the Exemption pursuant to Sections 15301, 15322 and 15323 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 137-250-063, and -078, located at 901 East Highway 246, in the Solvang area, Third Supervisorial District. (Estimated time: 1 hour)

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

Smyser/Valencia

**Vote: 5-0
10 day appeal period; fee required.**

**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

G:\GROUP\PC_STAFF\WP\PC\AGENDAS\PC AGD 2007\06-06-07MKD.DOC