



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of June 7, 2006
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
PARKER MONTGOMERY	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Chair	Santa Barbara, CA 93101
JACK BOYSEN	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 Terry Contreras.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Steve Chase.
- V. **PROJECTION REPORT:** Presented by Steve Chase.
- VI. **PUBLIC COMMENT:** John Thorndike addressed the Commission on affordable housing, homelessness, poverty and gated communities in the Toro Canyon area.

Jon Martin addressed the Commission regarding Affordable Housing and Rezone Options that went before the Commission on May 24, 2006.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Montgomery spoke on the County Split and thanked everyone for their accomplishments.

Commissioner Cooney suggested that the Commission receive a briefing by the Gaviota Coast Study Group which produced *Respecting our Heritage – Determining Our Future* on the next available agenda.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Steve Chase, Deputy Director, Development Review South asked the Commission if they were interested in receiving a briefing from Environmental Health regarding package plants. Mr. Chase informed the Commission that they will be receiving a briefing on the Isla Vista Master Plan before a general plan workup is scheduled.
- IX. **MINUTES:** The Minutes of May 24, 2006 were considered as follows:
ACTION **Approved the Minutes of May 24, 2006, as revised.**
Brown/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. **06RZN-00000-00003** **Larralde Rezone** **Goleta**

Exempt, CEQA Section 15061(b)(3) Allen Bell, Planner (805) 568-2033

Hearing on the request of Stephen Larralde, owner, to consider Case No. 06RZN-00000-00003 [application filed on April 4, 2006] proposing to rezone 21.71 acres from 100-AG under Ordinance No. 661 to AG-II-100 under the provisions of Santa Barbara County Code Chapter 35 of Article III; and to accept the Exemption pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 081-040-028, Goleta area, Third Supervisorial District.

ACTION: Recommended that the Board of Supervisors adopt the required findings and adopt the Rezone.
Montgomery/Boysen **Vote: 4-1 (Cooney no)**

The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

2. **01GPA-00000-00009** **Proposed Initiation of General Plan**
01RZN-00000-00015 **Amendment and Rezone of Cavaletto/Noel Housing** **Goleta**

Alice Daly, Planner (805) 568-2059

Hearing on the request of Jeff Nelson, agent for the owners, Larry and Jackie Cavaletto to consider the following [application filed on December 31, 2001 and resubmitted on August, 1, 2005]:

- a) **01GPA-00000-00009** proposing to initiate an amendment to the Santa Barbara County Comprehensive Plan Land Use Element and Goleta Community Plan by changing the Land Use Designation from A-1 to residential (zone district to be determined) under Article III; and
- b) **01RZN-00000-00015** proposing to rezone 25.9 acres from AG-I-5 to Residential (zone district to be determined), 8 units per acre under the provisions of Santa Barbara County Code Chapter 35 of Article III.

The applicant involves AP Nos. 069-100-006, -051 and -057, located at 560 Merida Drive, Goleta area, Second Supervisorial District.

ACTION: Recommended that the Board of Supervisors initiate an amendment to the Goleta Community Plan Land Use Map, included in the Comprehensive Plan, to a density consistent with the project (i.e. average 6.6 du/ac).
Boysen/Valencia **Vote: 2-2-1 (Cooney/Montgomery no, Brown recused)**
***Motion failed to pass.**

ACTION: Recommended that the Board of Supervisors initiate an amendment to the Goleta Community Plan land use map, included in the Comprehensive Plan, to a density of 3.3 du/ac.
Boysen/Montgomery **Vote: 3-1-1 (Cooney no/Brown recused)**

The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

3. **06ORD-00000-00007** **Articles II/III General Height**
06ORD-00000-00008 **Regulations Ordinance Amendment** **Countywide**
Doug Anthony, Deputy Director, Energy Division (805) 568-2046

Hearing on request of Planning and Development Department to consider Case Nos. 06ORD-00000-00007 and 06ORD-00000-00008 proposing amendments to the Coastal and Inland Zoning Ordinances (Articles II and III, respectively, of Chapter 35 of the Santa Barbara County Code). These proposed amendments would exempt certain types of equipment from the maximum height restriction of 50 feet established in Sections 35-127.1 and 35-276.1. Exempt equipment would include temporary oil/gas drilling rigs, stripper and distillation columns with gas processing and ethanol manufacturing, flare stacks, industrial storage silos, commercial wind turbines for generating electricity, and industrial structures associated with the Celite Corp. operations in the Lompoc area, Third Supervisorial District.

ACTION: Continued the item to the hearing of August 2, 2006 at the request of staff.
Boysen/Brown **Vote: 5-0**
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

Steve Chase
Secretary to the Planning Commission