



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of June 25, 2008
9:00 a.m.

C. MICHAEL COONEY 1st District
CECILIA BROWN 2nd District
C.J. JACKSON 3rd District, Chair
JOE H. VALENCIA 4th District
DANIEL BLOUGH 5th District, Vice Chair

County of Santa Barbara
Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBTU) Channel 20 at 9:00 A.M. in the South Coast, Lompoc, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of the Planning Commission Hearings are on Fridays at 5:00 P.M. on CSBTU 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:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia invited the Commission to Lompoc's 56th Annual Flower Festival. He also said hello to two special guests who came down to attend this festival. Commissioner Jackson explained why the Commissioners received copies of DVDs for the Montecito Planning Commission hearing of June 18, 2008.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of June 4, 2008, June 5, 2008 (special), June 5, 2008 (continuance) and June 11, 2008 will be considered.

ACTION: **Approved the Minutes of June 4, 2008.**

Blough/Brown Vote: 5-0

ACTION: **Approved the Minutes of June 5, 2008 (special).**

Blough/Valencia Vote: 5-0

ACTION: **Approved the Minutes of June 5, 2008 (continuance).**

Brown/Jackson Vote: 5-0

ACTION: **Continued the Minutes of June 11, 2008 to the next meeting for revisions.**

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director.

XI. **CONSENT AGENDA ITEMS AND PROCEDURE:**

	08AGP-00000-00001	Sandoval Recreational	
C-1.	08RZN-00000-00001	Preserve and Consistency Rezone	Santa Ynez
	Exempt, CEQA Sections 15317 & 15061(b)(3) Alice McCurdy, Supervising Planner (805) 934-6256 Florence Trotter-Cadena, Planner (805) 934-6253		

Hearing on the request of Cristina Sandoval, to consider the following:

- a) **08AGP-00000-00001** [application filed on January 3, 2008] for creation of a Recreational Preserve and entering into a Contract with Santa Barbara County pursuant to the Williamson Act, Government Code Section 51200 et. seq. and the Santa Barbara County Uniform Rules;
- b) **08RZN-00000-00001** [application filed on January 3, 2008] proposing to rezone 160 acres from 100-AG (Ordinance 661) to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code;

and to accept the exemptions pursuant to Sections 15317 and 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act. The site is identified as AP No. 153-020-013, located off of Sunshine Lane south of Paradise Road approximately three miles east of Highway 154, Santa Ynez River area, Third Supervisorial District.

ACTION: Accepted staff's recommendations.

Cooney/Brown

Vote: 5-0

Appeal process not applicable.

XII. **CONCEPTUAL REVIEW:**

CR-1.	07PRE-00000-00012	Burton Mesa Pre-Application	Mission Hills
	Alice McCurdy, Supervising Planner (805) 934-6256 Nathan Eady, Planner (805) 934-6261		

Hearing on the request of Mr. Brett Jones, agent for Burton Mesa Partners, LLC, applicant, for Conceptual Review by the County Planning Commission of the Burton Mesa Pre-Application project, Case No. 07PRE-00000-00012 [application filed on July 18, 2007]. This conceptual project would require approval of a General Plan Amendment, Rezone, a Tentative Tract Map, a Development Plan, and a Conditional Use Permit. Specifically, the General Plan Amendments would include a change in land use designation for the two project parcels from Neighborhood Commercial to General Commercial (AP No. 097-111-006) and Residential-4.6 units per acre (AP No. 097-111-007). The proposed development would include mixed-use development on the western portion of the site and single-family homes on the eastern portion of the site. Both of the subject parcels are designated as a Shopping Center zone district. The project site contains an existing 17,425 square foot commercial structure. The project involves two valid legal parcels located in the SC zone district totaling approximately 6.23 acres, known as AP Nos. 097-111-006 and 097-111-007, which are commonly known as 1406 Burton Mesa Boulevard. The site is located at the intersection of Burton Mesa Boulevard and Rucker Road, in the Mission Hills area, Fourth Supervisorial District.

ACTION: Conceptual Review only, therefore no action was taken.

XIII. STANDARD AGENDA:

- 1. TM 14,649**
04TPM-00000-00003 Rydell Lot Split Ballard
08NGD-00000-00008 John Karamitsos, Supervising Planner (805) 934-6255
Tammy Weber, Planner (805) 934-6254

Hearing on the request of Brett Jones agent, for the applicant Mr. Breon Rydell, to consider Case No. 04TPM-00000-00003/TPM 14,649 [application filed on January 30, 2004] for approval of a Tentative Map in compliance with County Code Chapter 21 Subdivision Regulations, to subdivide an existing 11.88± acres gross (11.58± acres net) parcel into two parcels. Proposed Parcel A would be 6.09± acres gross in area (5.79± acres net); Proposed Parcel B would be 5.79± acres in area (gross and net). The Zone of the existing lot is Agriculture I, five-acre minimum lot size (AG-I-5), pursuant to the Land Use and Development Code Section 35.21.30; and to approve the Mitigated Negative Declaration No. 08NGD-00000-00008 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: aesthetic/visual resources, air quality, biological resources, cultural resources, geological processes noise and water resources. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara or 624 W. Foster Rd., Santa Maria. The application involves AP No. 137-070-017, located on the southwest intersection of Baseline Avenue and Still Meadow Road, known as 1775 Still Meadow Road, Ballard area, Third Supervisorial District.

ACTION: Approved the project, with revisions to the Conditions of Approval.

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

- 2. 07LLA-00000-00014 Peak-Las Positas Partners/Bollag Lot Line Adjustment Goleta**
08EIR-00000-00001 Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Steve Amerikaner, agent for the owner Peak-Las Positas Partners, to consider Case No. 07LLA-00000-00014 [application filed on December 14, 2007] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between two lots of 10.30 acres and 86.51 acres to reconfigure into two lots of 14.64 acres and 82.17 acres, on property located in the 8-R-1 & RR-20 zone districts; and to consider the Environmental Impact Report (08EIR-00000-00001) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. The EIR was prepared and certified by the City of Santa Barbara in response to a request for annexation, coastal development permits for the construction of approximately 25 residences and accessory development, the proposed lot line adjustment, a tentative subdivision map, specific plan approval and amendments to the City General Plan and Local Coastal Plan. As a result of this larger project, significant effects on the environment are anticipated in the following categories: Biological Resources, Noise and Traffic and Circulation. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The application involves AP Nos. 047-010-016 & 047-010-053, addressed as 1425 Las Positas & 3666 Campanil Drive, in the Goleta area, Second Supervisorial District.

ACTION: Continued this item to the adjourned hearing of June 30, 2008 on consent at the request of the Commission.

Brown/Cooney **Vote: 5-0**
Appeal process not applicable.

3. Old Town Orcutt Traffic, Circulation and Parking Study Orcutt
Exempt, CEQA Derek Johnson, Deputy Director, Long Range Planning (805) 568-2072
Section 15306 Dace Morgan, Deputy Director, Long Range Planning (805) 568-3064

Hearing on the request of the Planning and Development and Public Works departments to receive and file a technical parking and traffic study prepared for Old Town Orcutt.

ACTION: Received, filed and deemed study ready to submit to the Board of Supervisors with added comments from the Commission.

Valencia/Blough

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

Dianne M. Black
Secretary to the Planning Commission