



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of July 6, 2005
9:00 a.m.

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)

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:** Commissioner McGinnes was absent.
- IV. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- V. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VI. **PUBLIC COMMENT:** John Thorndike addressed the Commission regarding a survey conducted on part of his property in Toro Canyon.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of May 25, 2005 and June 1, 2005 (continued from 6/22/05) were considered as follows:
 - ACTION:** **Approved the Minutes of May 25, 2005.**
Valencia/Cooney **Vote: 4-0 (McGinnes absent)**
 - ACTION:** **Approved the Minutes of June 1, 2005, as revised.**
Boysen/Cooney **Vote: 4-0 (McGinnes absent)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by Steve Chase, Deputy Director, Development Review, South County and Secretary to the Planning Commission.
- 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. (Continued from 5/25/05)

ACTION: Approved the project.

Montgomery/Cooney

**Vote: 4-0 (McGinnes absent)
10 day appeal period; fee required.**

2. 04CUP-00000-00010 05DVP-00000-00005 Verizon Wireless @ Tuckers Grove Park Goleta
Exempt, CEQA Section 15303 Tom Figg, Planner (805) 377-9116

Hearing on the request of Verizon Wireless to consider the following [application filed on February 9, 2005]:

- a) **04CUP-00000-00010** for a Major Conditional Use Permit allowing the installation of a telecommunications facility under the provisions of Article III;
- b) **05DVP-00000-00005** for a Development Plan under the provisions of Article III, for development of telecommunication facilities;

and to accept the Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The applicant involves AP No. 067-100-027, located near the intersection of Cathedral Oaks Road and North Turnpike Road, Santa Barbara area, Second Supervisorial District. (Continued from 6/1/05)

ACTION: Continued the item to the hearing of August 3, 2005.

Cooney/Boysen

**Vote: 4-0 (McGinnes absent)
Appeal process not applicable.**

3. 01DVP-00000-00039 Gerrity Student Housing Isla Vista
Exempt, CEQA Section 15301(a) Peter Lawson, Planner (805) 568-2021

Hearing on the request of Gil Berry, agent for the owner, David Gerrity, to consider Case No. 01DVP-00000-00039 [application filed on August 31, 2001] for approval of a Final Development Plan to allow encroachment into the side yard setback and parking under the provisions of Article II of the SR-H Zone District, to convert a garage to habitable space and approve a student housing facility; and to accept the Exemption pursuant to Section 15301(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 075-064-001, located at 6555 Segovia Road, Isla Vista area, Third Supervisorial District.

ACTION: Approved the project with direction to staff to return to the BAR for thorough landscape review and conduct a site visit by the members of the BAR either as a group or individually.

Montgomery/Valencia

**Vote: 4-0 (McGinnes absent)
10 day appeal period; no fee required (Coastal Zone)**

4. 05ORD-00000-00001 Height Definition/Calculation Methodology
05ORD-00000-00002 Ordinance Amendments Countywide

Exempt, CEQA Section 15061(b)(3) Noel Langle, Planner (805) 568-2009

The Planning Commission will consider and make recommendations regarding the Height Definition/Calculation Methodology Ordinance Amendments to the County Planning Commission on proposed revisions to Article II of Chapter 35 and to the Board of Supervisors on proposed revisions to Article III.

- a) **05ORD-00000-00001** to amend Article II of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions), and Division 7 (General Regulations) to amend the existing definitions, and general regulations regarding the height of structures to implement a new definition of height and a new methodology to calculate the height of a structure.
- b) **05ORD-00000-00002** to amend Article III of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions), and Division 7 (General Regulations) to amend the existing definitions, and general regulations regarding the height of structures to implement a new definition of height and a new methodology to calculate the height of a structure.

ACTION: **Continued the item to the hearing of August 10, 2005 with direction to staff to return with information regarding review of the methodology by north county designers.**

Cooney/Montgomery

**Vote: 4-0 (McGinnes absent)
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