



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of July 8, 2009
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Vice Chair	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Chair	(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 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 Brown invited the community to the Goleta Valley Planning Advisory Committee Public Workshop on Saturday, July 11, 2009 starting at 9:00 a.m. Commissioner Brooks commented on a document entitled "Communities Tackle Global Warming: A Guide to California's SB 375."
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of June 17, 2009 were considered as follows:
ACTION: **Approved the Minutes of June 17, 2009.**
Brown/Brooks **Vote: 4-0-1 (Cooney abstained)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- XI. **STANDARD AGENDA:**
 1. **09APL-00000-00001**
09APL-00000-00005 **Nantker Appeal of Tracy Addition** **Summerland**
Exempt, CEQA Sections 15301(e) & 15305(a) Peter Imhof, Supervising Planner (805) 568-2518
Sarah Clark, Planner (805) 568-2059

Hearing on the request of James Malott, Lucinda Malott, and Carol Nantker, appellants, to consider the following:

- a) **09APL-000000-00001** [filed on January 5, 2009] to appeal the decision of the Zoning Administrator to approve the application for a Modification, Case No. 08MOD-00000-00006;
- b) **09APL-00000-00005** [filed on February 23, 2009], to appeal the decision of the Planning Department to approve the application for a Coastal Development Permit, Case No. 08CDP-00000-00032, In compliance with Section 35-182 of Article II, on property zoned 10-R-2; and

to allow a Modification of the 25-foot rear yard setback, as required by Section 35-72.7 of Article II, to 20.5 feet from rear property line, and a Modification of the 10-foot secondary front setback, as required by Section 35-126.2.a of Article II, to 8.5 feet from right-of-way, in compliance with Article II Section 35-179, to accommodate construction of a 364 square foot second story addition, and a Coastal Development Permit, in compliance with section 35-169 of Article II, for construction of the second story addition, a 77 square foot first story addition, and conversion of the garage to a carport; and to accept the Exemption pursuant to Sections 15301(e) and 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 005-133-058, located at 2200 Banner Avenue in the Summerland area, First Supervisorial District. (Continued from 05/06/09)

ACTION: Adopted the required findings for approval of the project, Case Nos. 08MOD-00000-00006 and 08CDP-00000-00032; accepted the exemption, as revised at the hearing of July 8, 2009; denied the appeals; and approved the project.

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

**Montecito Ranch Estates/Pat Nesbitt
Appeal of Director Determination**

- 2. **09APL-00000-00010** **on a Tract Map Condition** **Summerland**
Dave Ward, Deputy Director, Development Review (805) 568-2520

Hearing on the request of Pat Nesbitt, appellant/owner to consider Case No. 09APL-00000-00010 [appeal filed on April 22, 2009] for an appeal of the Director Determination for an Administrative Interpretation to modify a Tract Map condition (TM 14, 290) to provide temporary secondary access into the Montecito Ranch Estates, along the northerly boundary of the subdivision, though Lots 1, 7 and 8 (AP No. 005-210-061, -067 and -068) from Asegra Road, in the RR-5 zone. The appeal involves AP No. 005-210-061, -067 and -068, located at 2800 Via Real, in the Summerland area, First Supervisorial District. (Continued from 06/17/09)

ACTION: Continued the item to the hearing of August 12, 2009, at the request of staff.

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

- 3. **08LLA-00000-00013**
09RZN-00000-00005 **Staal Lot Line Adjustment and Rezone** **Goleta**
Exempt, CEQA Section 15305 Anne Almy, Supervising Planner (805) 568-2053
J Ritterbeck, Planner (805) 568-3509

Hearing on the request of Steve Fort, agent for the property owners Stafford Kelly and Elaine Lautsten (Parcel 1) and Jorgen Staal (Parcel 2) to consider the following:

- a) **08LLA-00000-00013** [application filed on September 16, 2008] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35.30.110 of the County Land Use and Development Code to adjust the parcel

boundary line between two lots of 3.82 acres (Parcel 1) and 2.96 acres (Parcel 2) reconfiguring the two lots with no net change in parcel sizes, on property currently zoned 40-E-1 and 40-AL;

- b) **09RZN-00000-00005** [application filed on March 10, 2009] to amend the Zoning Map and rezone both Parcel 1 and Parcel 2 from 40-AL and 40-E-1, to AG-II-40 in compliance with Chapter 35.104 of the County Land Use and Development Code; 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. 153-340-031 (Parcel 1) and 153-340-010 (Parcel 2), located at 1812 and 1806 San Marcos Pass Road (Hwy 154), in the Goleta area, Second Supervisorial District.

ACTION: Accepted staff's recommendations, with revisions to the Resolution.

Brown/Valencia

Vote: 5-0

Appeal period not applicable.

- 4. **08DVP-00000-00020**
08CDP-00000-00187 Walter Capps Memorial Park Isla Vista
Exempt, CEQA Section 15303(e) Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Juan Beltranena, agent for the owner, County of Santa Barbara, to consider the following:

- a) **08DVP-00000-00020** [application filed on June 3, 2008] for approval of a Development Plan in compliance with Section 35-174 of the Article II Coastal Zoning Ordinance, on property zoned SR-M-8, to develop a new public park with restroom facilities;
- b) **08CDP-00000-00187** [application filed on November 21, 2008] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned SR-M-8 to allow the development of a new public park and the construction of a restroom structure; and

to accept the Exemption pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 075-193-003,-018,-036,-037,-026,-024,-008,-009,-010,-005,-013 and -012, located on the 6700 block of Del Playa drive in the Isla Vista area, Third Supervisorial District.

ACTION: Continued this item to the hearing of July 15, 2009, at the request of the Commission.

Brooks/Valencia

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

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