



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of July 9, 2008  
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
CECILIA BROWN	2nd District	Betteravia Government Center
C.J. JACKSON	3rd District, Chair	511 East Lakeside Parkway
JOE H. VALENCIA	4th District	Santa Maria, CA 93455
DANIEL BLOUGH	5th District, Vice Chair	(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 the 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 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 Jackson acknowledged the efforts and effectiveness of the Fire reports to the Santa Barbara County Community.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Ms. Black updated the Commission on the occurrences of the Gap Fire in Santa Barbara County.
- IX. **MINUTES:** The Minutes of June 11, 2008 and June 25, 2008 were considered as follows:  
**ACTION: Approved the Minutes of June 11, 2008.**  
**Cooney/Valencia                      Vote: 5-0**  
**ACTION: Approved the Minutes of June 25, 2008.**  
**Brown/Blough                          Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director.

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

**C-1. 08GOV-00000-00015** **Road Right-of-Way Acquisition** **Isla Vista**  
**Government Code Consistency**  
Anne Almy, Supervising Planner (805) 568-2053  
Holly Bradbury, Planner (805) 568-3577

Hearing on the request of Harrison Heyl, Public Works Department, to consider Case No. 08GOV-00000-00015 [application filed on June 2, 2008] for a determination that the proposed road right-of-way acquisition is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402. This site is identified as AP Nos. 075-173-009 & 075-173-008 located at 6511 and 6515 Trigo Road in the Isla Vista area, Third Supervisorial District.

**ACTION: Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402.**

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

XII. **STANDARD AGENDA:**

**99-DP-034, 99-CP-075**  
**08CDP-00000-00027** **Hi-Mark Nursery:**  
**1. 08CDP-00000-00028** **Greenhouses, Dwelling and 2<sup>nd</sup> Unit** **Carpinteria**  
**08NGD-00000-00003** June Pujjo, Supervising Planner (805) 568-2056  
Julie Harris, Planner (805) 568-3518

Hearing on the request of Adele Goggia, Harrison Design Associates, agent for Mark Bartholomew (Hi-Mark Nursery), to consider the following:

- a) **99-DP-034 and 08CDP-00000-00027** (collectively with 99-CP-075 and 08CDP-00000-00028 known as 02NEW-00000-00174) [application filed on August 18, 1999] for a Final Development Plan in compliance with Section 35-174 of the Article II Coastal Zoning Ordinance to validate the existing greenhouse and related development (both previously permitted and un-permitted development) bringing it into conformance with current Article II requirements and to allow the development of a 2,435 square foot single family dwelling, 616 square foot detached garage, and new 1,008 square foot detached residential second unit;
- b) **99-CP-075 and 08CDP-00000-00028** (collectively with 99-DP-034 and 08CDP-00000-00027 known as 02NEW-00000-00174) [application filed on August 18, 1999] for a Minor Conditional Use Permit in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance to allow development of a new 1,008 square foot detached residential second unit, on property zoned AG-I-10;

and to approve the Mitigated Negative Declaration (08NGD-00000-00003) pursuant to the State Guidelines for the 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/Visual Resources, Agricultural Resources, Biological Resources, Cultural Resources, Geologic Processes, Land Use and Water Resources/Flooding. The ND and all documents 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 St., Santa Barbara. The application involves AP No. 005-430-027, located at 1635 Cravens Lane, in the Carpinteria area, First Supervisorial District.

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

**Cooney/Valencia**

**Vote: 5-0**

**10 day appeal period; fee required for Development Plan.**

**10 day appeal period; no fee required for the Conditional Use Permit. (Coastal Commission)**

2. **08RMM-00000-00003 Preserve at San Marcos Recorded Map**  
**08AMD-00000-00006 Modification & Development Plan Amendment Santa Barbara**  
**Exempt, CEQA Section 15061.b.3** Anne Almy, Supervising Planner (805) 568-2053  
Mark Walter, Planner (805) 568-2852

Hearing on the request of Laurel Perez, agent for the owners San Marcos Foothills, LLC to consider the following:

- a) **08RMM-00000-00003** [application filed on May 1, 2008] to modify the conditions of approval of Case Nos. TM 14,585 & 01TRM-00000-00005 in compliance with County Code Chapter 21 on property zoned PRD to allow maintaining the width of a portion of Cieneguitas Road at 32 feet instead of increasing the width to 40 feet;
- b) **08AMD-00000-00006** [application filed on June 13, 2008] for approval of an amendment to permit No. 01DVP-00000-00071 to modify the conditions of approval to allow maintaining the width of a portion of Cieneguitas Road at 32 feet instead of increasing the width to 40 feet; in compliance with Sections 35.84.040.D and 35.80.020.B of the County Land Use and Development Code, on property zoned PRD;

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 Nos. Numbers 055-010-018 thru -029; 055-250-001 thru -005; & 059-020-039 thru -059, located at 1005 thru 1080 Cieneguitas Road, 1150 thru 1170 Via Gaitero Rd & 4250 thru 4270 Via Terrazo, in the Santa Barbara area, Second Supervisorial District.

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

**Brown/Blough**

**Vote: 5-0**

**10 day appeal period; fee required.**

**TM 14,681**

3. **05TRM-00000-00004**  
**07RMM-00000-00012 Wilks Tract Map, Recorded Map**  
**07GOV-00000-00016 Modification, and Government Code Consistency Orcutt**  
**CEQA Section 15164 Addendum** John Karamitsos, Supervising Planner (805) 934-6255  
**to 89-EIR-07** Dana Carmichael, Planner (805) 934-6266

Hearing on the request of Jeannett Gibson of Urban Planning Concepts, Inc., agent for Robert and Jackie Wilks, owners, to consider the following:

- a) **05TRM-00000-00004** [application filed on April 1, 2004] for approval of a Tentative Tract Map in compliance with County Code 21 to subdivide a 3.20 acre lot into three lots of 1.09 acres (Lot A), 1.02 acres (Lot B), and 1.09 acres (Lot C) on property zoned 1-E-1;
- b) **07RMM-00000-00012** [application filed on December 12, 2007] in compliance with County Code 21 to modify TM 14,011 by removing the following: 1) A needlegrass open

space preservation easement on Lot 8 ; and 2) A 20 foot wide needlegrass conservation easement over Lots 15 and 16 on property zoned 1-E-1;

- c) **07GOV-00000-00016** [application filed on December 12, 2007] for a determination that the abandonment of the following: 1) A needlegrass open space preservation easement, and 2) 20 foot wide needlegrasses open space conservation easement is consistent with the Comprehensive Plan of the County of Santa Barbara, pursuant to Government Code Section 65402 on property zoned 1-E-1;

and accept the Addendum to Environmental Impact Report (89-EIR-07) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original EIR identified significant effects on the environment in the following categories: aesthetics, air quality, biological resources, cultural resources, geology, and groundwater. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd. Suite C, Santa Maria, CA 93455. The Addendum to the EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara, CA 93101. The application involves AP No. 105-210-032 located west of US Hwy 101, south of Clark Avenue, east of Hwy 135 in the Oakhill Country Estates Subdivision, Orcutt area, Fourth Supervisorial District.

**ACTION: Continued the item to the hearing of July 23, 2008, at the request of staff.**

**Blough/Valencia**

**Vote: 5-0**

**Appeal period not applicable.**

**08ORD-00000-00011**

**08GPA-00000-00004**

**4.**

**08RZN-00000-00002**

**Los Alamos Community Plan and Bell**

**Street Design Guidelines and Form Based Code**

**Los Alamos**

Derek Johnson, Deputy Director, Long Range Planning (805) 568-2072

Eric Lentz, Senior Planner (805) 884-6836

Hearing on the request of Planning and Development that the Planning Commission review and comment on the Draft Los Alamos Community Plan, Draft Los Alamos Form-Based Code, and Draft Bell Street Design Guidelines, adopt a resolution recommending that the Board of Supervisors initiate environmental review for the Draft Los Alamos Community Plan, Draft Los Alamos Form-Based Code, and Draft Bell Street Design Guidelines, and adopt a resolution recommending that the Board of Supervisors adopt a resolution addressing the acceptance and processing of general plan amendments and rezones during the Los Alamos Community Plan update.

**ACTION: Accepted staff's recommendation, adopting Attachment A.**

**Jackson/Brown**

**Vote: 5-0**

**Appeal process not applicable.**

**ACTION: Accepted staff's recommendation, adopting Attachment A, including the commons project in the Environment Review process, with the understanding the Los Alamos Commons owner will re-establish the Phase II agreement to pay for their portion of the EIR.**

**Blough/Valencia**

**Vote: 3-2 (Brown, Cooney & Jackson no)**

**\*Motion failed to pass**

**Appeal process not applicable.**

**ACTION:** Accepted staff's recommendation, adopting attachment B and allowing the Planning Commission and the Board of Supervisors to reconsider this procedure if the Plan is not adopted within two (2) years of the adoption of the resolution of the Board of Supervisors.

**Jackson/Brown**

**Vote: 4-1 (Blough no)  
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](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Planning Commission