



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of July 12, 2006
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice Chair	County of Santa Barbara
CECILIA BROWN	2nd District	Betteravia Government Center
DAVID SMYSER	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Chair	Santa Maria, CA 93455
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 Cintia Mendoza.
- III. **ADMINISTRATION OF OATH OF OFFICE TO THIRD DISTRICT COMMISSIONER:**
Commissioner Smyser was sworn in as Third District Planning Commissioner.

Supervisor Brooks Firestone, Third District Supervisor welcomed David Smyser to the County Planning Commission.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- VI. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Cooney addressed staff and the Commission regarding *RAPANOS et ex., et al. vs. UNITED STATES*, cases that involve four Michigan wetlands and the Federal Clean Water Act.
- IX. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- X. **MINUTES:** The Minutes of June 22, 2006 and June 28, 2006 were considered as follows:

ACTION: **Approved the Minutes of June 22, 2006, as revised.**
Brown/Boysen **Vote: 4-0-1 (Smyser abstained)**

ACTION: **Approved the Minutes of June 28, 2006.**
Brown/Cooney **Vote: 4-0-1 (Smyser abstained)**

XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by Dianne Meester, Planning Commission Secretary and Assistant Director, Planning and Development.

XII. **STANDARD AGENDA:**

1. **Expanded Home Occupation Ordinance Amendment** **Countywide**
06ORD-00000-00005
Exempt, CEQA Section 15061(b)(3) Noel Langle, Planner (805) 568-2009

The County Planning Commission will consider and make recommendations to the Board of Supervisors regarding amendments to the existing Home Occupation General Regulations of Article III of Chapter 35 of the County Code. The purpose of the amendment is to provide additional opportunities for home occupations on larger lots provided that the home occupation can comply with specific development standards designed to protect the surrounding neighborhood area from any potential negative effects of conducting such an expanded home occupation.

a) **06ORD-00000-00005** to amend Article III of Chapter 35 of the Santa Barbara County Code by amending Division 7, General Regulations, to amend the existing text of the Home Occupations General Regulations regarding additional home occupations and development standards. (Continued from 4/26/06)

ACTION: Recommended that the Board of Supervisors adopt the findings, find that the amendment is categorically exempt from CEQA, adopt the Ordinance Amendment, as revised and allow Commissioner Cooney to work with staff on non substantive revisions to the Ordinance Amendment.

Cooney/Boysen

Vote: 5-0

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. **06GPA-00000-00005** **Los Alamos Commons** **Los Alamos**
05SPP-00000-00003
Gary Kaiser, Planner (805) 934-6259

Hearing on the request of Dave Salgado and Urban Planning Concepts, agents for the owner Charles Logue, to consider acceptance and initiation of a General Plan Amendment, Case No. 06GPA-00000-00005 [application filed on February 16, 2006] and Specific Plan, Case No. 05SPP-00000-00003 [application filed on December 23, 2005] that would extend the Los Alamos Urban Boundary to include an additional 114.2 acres and re-classify that additional acreage from agriculture for a mixture of residential and commercial uses. The applications involve AP Nos. 101-100-036 and -038, in the Los Alamos area, Third Supervisorial District. (Continued from 4/12/06)

ACTION: Acknowledged the applicant's request to withdraw the project and dropped the item from the agenda to a future rescheduled and noticed hearing.

Smyser/Boysen

Vote: 5-0

Appeal process not applicable.

3. 05RZN-00000-00010 Orcutt Key Site 30 General
05GPA-00000-00006 Plan Amendment and Rezone Orcutt
Adam Baughman, Planner (805) 934-6263

Hearing on the request of Urban Planning Concepts, agent for the applicant, Bradley-Orcutt Ventures, LLC., to consider acceptance and initiation of a General Plan Amendment and Rezone, 05GPA-00000-00010 and 05GPA-00000-00006 [applications filed on November 1, 2005] that would reclassify 78.73 acres from Zone District AG-I-40 to multiple residential, commercial, professional and institutional, and recreational zoning under provisions of Santa Barbara County Code Chapter 35 of Article III. The application involves AP No. 107-250-008, in the Orcutt area, Fourth Supervisorial District. (Continued from 3/8/06 and 5/10/06)

ACTION: Continued the item to the Special Hearing of August 24, 2006, in Santa Maria.

Valencia/Boysen **Vote: 5-0**
Appeal process not applicable.

4. 06TPM-00000-00004
06CUP-00000-00008 Coffey Lot Split and Septic System Solvang
06NGD-00000-00009 Adam Baughman, Planner (805) 934-6263

Hearing on the request of Tish Beltranena, agent for the owners, Jack and Amalia Coffey, to consider the following [application filed on February 8, 2006]:

a) **06TPM-00000-00004** for approval under County Code Chapter 21 to divide 24 acres into two parcels of 13.97 gross acres and 10.03 gross acres in the AG-I-10 Zone District under Article III;

b) **06CUP-00000-00008** for a Conditional Use Permit allowing a septic system in a “Special Problems” area under the provisions of Article III;

and to approve the Negative Declaration 06NGD-00000-00009 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: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Land Use, Noise, Public Facilities, and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The ND is also available for review at the Solvang Library, 1745 Mission Drive, Solvang, CA. The application involves AP No. 139-040-029, located at 2512 Meadow Ranch Road, Solvang area, Third Supervisorial District.

ACTION: Continued the item to the hearing of September 6, 2006.

Smyser/Boysen **Vote: 4-0 (Brown 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**

Dianne L. Meester
Secretary to the Planning Commission

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