



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of July 23, 2008
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
C.J. JACKSON	3rd District, Chair	123 East Anapamu Street
JOE H. VALENCIA	4th District	Santa Barbara, CA 93101
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 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. Jackson arrived at 9:08 a.m.
- 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 commented on a land trust program in Boulder, Colorado that protects open space and agricultural land around the head waters of the Arkansas River. This program ties in with the TDR program and encouraged the public to look into the matter. Commissioner Valencia commented on the water delivery for the state of California and asked if the Commission could receive a briefing on the water situation in the state of California with respect to Cachuma Lake.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of June 30, 2008 (continuance), June 30, 2008 (special), July 9, 2008 and July 10, 2008 were considered as follows:
 - ACTION:** **Approved the Minutes of June 30, 2008 (continuance).**
Brown/Cooney **Vote: 5-0**
 - ACTION:** **Approved the Minutes of June 30, 2008 (special).**
Valencia/Cooney **Vote: 5-0**
 - ACTION:** **Approved the Minutes of July 9, 2008, with revisions.**
Brown/Blough **Vote: 5-0**

ACTION: Approved the Minutes of July 10, 2008, with revisions.

Cooney/Valencia Vote: 5-0

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.

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

C-1. **08GOV-00000-00016** Southern California Gas Company
Easement Government Code Consistency Gaviota
Government Code Section 65402(c) June Pujo, Supervising Planner (805) 568-2056
Allen Bell, Planner (805) 568-2033

Hearing on the request of Jeff Havlik, Public Works Department, to consider Case No. 08GOV-00000-00016 [application filed on June 24, 2008] for a determination that the grant of a permanent easement to the Southern California Gas Company is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(a). This site is identified as AP No. 081-150-042, located at 14470 Calle Real Road, in the Gaviota Area, Third Supervisorial District.

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

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

XII. **STANDARD AGENDA:**

TM 14,681
05TRM-00000-00004
07RMM-00000-00012 Wilks Tract Map, Recorded Map
1. **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. (Continued from 07/09/08)

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

Valencia/Blough

**Vote: 3-2 (Brown/Cooney no)
10 day appeal period; fee required.**

2. 08ORD-00000-00008 Santa Barbara Ranch TDR Ordinance Naples
Dianne Black, Director, Development Services (805) 568-2000
Tom Figg, Planner (805) 377-9116

The County Planning Commission will receive a report on a draft ordinance, establishing a policy and procedural framework for transferring development rights and make a recommendation to the Board of Supervisors in association with the Naples town site located two miles west of the City of Goleta, AP Nos. 079-080-026 to 081-240-018, Third Supervisorial District. (Continued from 5/07/08, 6/04/08 and 6/05/08)

ACTION: Accepted staff's recommendations, as revised at the hearing of July 23, 2008.

Jackson/Blough

**Vote: 4-1 (Cooney no)
Appeal process not applicable.**

3. 08APL-00000-00018 Appeals of SBAR and Land Use Permit
08APL-00000-00023 Denials of Burke/Cook Alterations, Lot No. 3 Mission Canyon
Exempt, CEQA Section 15270 Peter Imhof, Supervising Planner (805) 568-2518
Eric Gage, Planner (805) 568-2002

Hearing on the request of David Burke and Paul Cook, owners to consider the Appeals, Case Nos. 08APL-00000-00018 [appeal filed on May 2, 2008] and 08APL-00000-00023 [appeal filed on May 16, 2008], of the South County Board of Architectural Review's decision to deny 08BAR-00000-00069 and the Planning and Development Department's decision to deny 08LUP-00000-00134, for revisions to a previously permitted single-family dwelling including the conversion of the permitted carport to enclosed garage, interior floor plan changes, and location of windows, doors, and chimneys, in compliance with Section 35.102.040 of the County Land Use and Development Code located in the 1-E-1 Zone, and to accept the Exemption pursuant to Section 15268 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 023-031-013, located at 1451 Orange Grove Avenue, in the Mission Canyon Plan area, First Supervisorial District.

ACTION: Conceptually denied the appeals, Case Nos. 08APL-00000-00018 and 08APL-00000-00023, denied the project, Case Nos. 08LUP-00000-00134 and 08BAR-00000-00069, with respect to the conversion of the carport to two-car garage and conceptually granted the appeals, Case Nos. 08APL-00000-00018 and 08APL-00000-00023, and approved the project,

Case Nos. 08LUP-00000-00134 and 08BAR-00000-00069, with respect to the changes to driveway realignment, exterior retaining walls, and interior floor plan changes.

**Cooney/Jackson Vote: 3-2 (Blough/Valencia no)
*Conceptual Motion
Appeal process not applicable.**

ACTION: Continued the item to the hearing of August 5, 2008, with direction to staff to return with revised findings and revised conditions of approval.

**Cooney/Brown Vote: 4-0-1 (Blough abstained)
Appeal process not applicable.**

- 4. 08APL-00000-00017 Appeals of SBAR and Land Use Permit**
- 08APL-00000-00022 Denials of Burke/Cook Alterations, Lot No. 2 Mission Canyon**
- Exempt, CEQA Section 15268 Peter Imhof, Supervising Planner (805) 568-2518**
- Eric Gage, Planner (805) 568-2002**

Hearing on the request of David Burke and Paul Cook, owners to consider the Appeals, Case Nos. 08APL-00000-00017 [appeal filed on May 2, 2008] and 08APL-00000-00022 [appeal filed on May 16, 2008], of the South Board of Architectural Review’s decision to deny 08BAR-00000-00068 and the Planning and Development Department’s decision to deny 08LUP-00000-00132, for revisions to a previously permitted single-family dwelling including the addition of a 1,000 square foot basement, conversion of the permitted carport to enclosed garage, interior floor plan changes, and location of windows, doors, and chimneys, in compliance with Section 35.102.040 of the County Land Use and Development Code located in the I-E-1 Zone; and to accept the Exemption pursuant to Section 15268 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 023-031-012, located at 1453 Orange Grove Avenue, in the Mission Canyon Plan area, First Supervisorial District.

ACTION: Conceptually denied the appeals, Case Nos. 08APL-00000-00017 and 08APL-00000-00022, denied the project, Case Nos. 08LUP-00000-00132 and 08BAR-00000-00068, with respect to the proposed conversion of the carport to two-car garage, and the addition of the 1,000 square foot basement, conceptually granted the appeals, Case Nos. 08APL-00000-00017 and 08APL-00000-00022, and approved the project, Case Nos. 08LUP-00000-00132 and 08BAR-00000-00068, with respect to the changes to driveway realignment, exterior retaining walls, changes to the dwelling windows, doors, chimneys, and exterior walls and direct the South County Board of Architectural Review to review and provide recommendations on these project components.

**Cooney/Brown Vote: 3-2 (Blough/Valencia no)
*Conceptual Motion
Appeal process not applicable.**

ACTION: Continued the item to the hearing of August 27, 2008, with direction to staff to return with revised findings and revised conditions of approval.

**Cooney/Brown Vote: 4-0 (Blough absent)
Appeal process not applicable.**

- | | | | |
|-----------|--|---------------------------|--|
| 5. | 06TPM-00000-00025
08NGD-00000-00015 | Richards Lot Split | Goleta
Anne Almy, Supervising Planner (805) 568-2053
Holly Bradbury, Planner (805) 568-3577 |
|-----------|--|---------------------------|--|

Hearing on the request of Pete Richards to consider Case No. 06TPM-00000-00025 [application filed on September 28, 2006] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 2.81 acres gross into two parcels of 1.33 acres gross and 1.47 acres gross (1.33 acres net and 1.14 acres net respectively), on property zoned 1-E-1, and to approve the Negative Declaration (08NGD-00000-00015) 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, Fire Protection, Geologic Processes, Land Use, 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 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. 059-010-047 located 500 feet west of the intersection of La Riata Lane and San Antonio Creek Road, in the Goleta area, Second Supervisorial District.

ACTION: This item was dropped from the agenda.

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