



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of July 25, 2007
9:00 a.m.

| | | |
|-------------------|--------------------------|---|
| C. MICHAEL COONEY | 1st District, Chair | Santa Barbara County |
| CECILIA BROWN | 2nd District | Engineering Building, Room 17 |
| DAVID SMYSER | 3rd District, Vice Chair | 123 East Anapamu Street |
| JOE H. VALENCIA | 4th District | Santa Barbara, CA 93101 |
| DANIEL BLOUGH | 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 Yesenia Valero.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **PRESENTATION OF RESOLUTION TO TERRY CONTRERAS:** Terry Contreras was presented with a resolution for her six years of service in Planning and Development.
- V. **AGENDA STATUS REPORT:** Presented by Dianne M. Black.
- VI. **PROJECTION REPORT:** Presented by Dianne M. Black.
- VII. **PUBLIC COMMENT:** Laura and Anna Schwab from the Tree Amigos Commission addressed the Commission on their concerns about the traffic study done on Orcutt Key Site 11.

Marc Chytilo representing the Naples Coalition, expressed that he would like to see a long term projection report of upcoming Planning Commission hearings which could be available on the web. Mr. Chytilo also requested that the TDR Study for Santa Barbara Ranch either be heard in an evening Planning Commission hearing.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia requested the following from staff: 1) re-organizational flow chart displaying everyone's role in Planning and Development, 2) briefing on Tranquillon Ridge, 3) report concerning the housing allocation since the year 2000 with percentages and all amounts for all districts that have been built, and 4) trainings by other departments.
- IX. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- X. **MINUTES:** The Minutes of July 11, 2007 were considered as follows:

ACTION: **Approved the Minutes of July 11, 2007, as revised.**
Brown/Blough **Vote: 5-0**

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

XII. **STANDARD AGENDA:**

1. **07GOV-00000-00009 Public Works Sale of Property-Baron Ranch Gaviota**

Anne Almy, Supervising Planner, (805) 568-2053
Mark Walter, Planner (805) 568-2852

Hearing on the request of Jeff Havlik, Real Property Agent, Public Works, to consider Case No. 07GOV-00000-00009 [application filed on June 25, 2007] for a determination that the sale of a 140 acre parcel is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(c). This site is identified as a portion of Baron Ranch, AP Nos. 081-150-032, 081-100-005 and 081-090-009, located immediately north of Highway 101, known as 14550 Calle Real, in the Gaviota area, Third Supervisorial District.

ACTION: Determined the project to be consistent with the Comprehensive Plan pursuant to Government Code Section 64502(c)

Smyser/Valencia

Vote: 5-0

Appeal period not applicable.

2. **Storm Water Regulations Briefing Countywide**

Cathleen Garnand, Civil Engineer, Public Works Department (805) 568-3561

The Planning Commission will receive a briefing from the Public Works Department on the County's program to implement the post-construction National Pollutant Discharge Elimination System (NPDES) General Permit requirements for storm water discharges including recommendations to improve the County's program.

ACTION: Cathleen Garnand of the Water Agency briefed the Commission on the County's program to implement the post-construction National Pollutant Discharge Elimination System. Briefing only; therefore no action was taken.

Appeal process not applicable.

3. **07ORD-00000-00005 New Isla Vista Mixed Use and**
07GPA-00000-00002 Residential Zones Ordinance
07RZN-00000-00005 Amendments, Rezone and CLUP Amendments Isla Vista

03-EIR-08 Jamie Goldstein, Deputy Director, (805) 884-8050
Jeff Lindgren, Planner (805) 568-2069

Hearing on request of the County Executive Office for the County Planning Commission to consider and make recommendations to the Board of Supervisors regarding the following:

- a) **07ORD-00000-00005** amending the text of the Santa Barbara County Land Use and Development Code, Section 35-1 of Chapter 35, Zoning, of the County Code to include the two new zones: Community Mixed Use (CM) and Mixed Residential District (MRD) and make other minor revisions;
- b) **07GPA-00000-00002** amending the Coastal Land Use Plan, adding new land use designations and amending and adding policies; and

- c) **07RZN-00000-00005** to rezone certain parcels in the Isla Vista Planning Area by applying the new Community Mixed Use (CM) and Mixed Residential District (MRD) zones.

These amendments relate to:

- Adoption and implementation of the Isla Vista Master Plan and certification of the Environmental Impact Report (03-EIR-08) prepared for this project.

ACTION: Recommended that the Board of Supervisors: 1) adopt the required findings, 2) adopt a resolution for approval of the proposed changes to the Local Coastal Program, 3) adopt a resolution to amend the Santa Barbara County Local Coastal Program by incorporating the Isla Vista Master Plan, and 4) adopt the revised CEQA Findings of Fact and Statement of Overriding Considerations for the Isla Vista Master Plan EIR 03-EIR-08 to reflect the changes necessitated by the proposed incentive program.

Smyser/Brown

Vote: 5-0

The Planning Commission's recommendations will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

**Isla Vista "Built-Right" Housing
Incentive Program Briefing**

Isla Vista

4.

Jamie Goldstein, Deputy Director, (805) 884-8050
Jeff Lindgren, Planner (805) 568-2069

The Planning Commission will receive a briefing from the County Executive Office on the Isla Vista Built-Right Housing Incentive Program. The Program is intended to encourage developers to assemble sites, utilize green building techniques, and build public infrastructure.

ACTION: Jamie Goldstein and Jeff Lindgren of the County Executive Office presented a briefing on the Isla Vista Built-Right Housing Incentive Program. The Commission made the following comments:

1. Consider expanding the Built-Right Program to the area between Camino Pesc and Camino Corto. If not feasible now, pursue an expanded program in the near future.
2. The Community Infrastructure component should include a list of projects. Developer should have the choice on which project to contribute. Those projects should be located with the Planning Area.
3. Consider how the infrastructure program can be both equitable and fair, while maintaining flexibility to allow for some prioritization of redevelopment projects.
4. Consider eliminating the Green Building incentive criteria.
5. Apply lot consolidation bonus prior to SDBP.

**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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