



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of July 26, 2006
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
DAVID SMYSER	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Chair	Santa Barbara, CA 93101
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 Terry Contreras.
- III. **ROLL CALL:** All Commissioners present.
- IV. **AGENDA STATUS REPORT:** Presented by Dianne Meester.
- V. **PROJECTION REPORT:** Presented by Dianne Meester.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commission Brown addressed the Commission on the Goleta Residential Design Guidelines that staff and community members have been drafting. They are in the final stretch and intend to come before the Planning Commission at the end of September.

Commissioner Smyser requested that water companies in Santa Ynez Valley be able to address the Commission on septic fields in Santa Ynez during the Environmental Health Systems briefing on August 23, 2006.

- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of July 5, 2006 and July 12, 2006 were considered as follows:

ACTION: **Approved the minutes of July 5, 2006.**

Brown/Boysen **Vote 4-0-1 (Smyser abstained)**

ACTION: **Approved the minutes of July 12, 2006 as revised.**

Boysen/Smyser **Vote: 5-0**

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by John Baker, Director, Planning and Development.

XI. **STANDARD AGENDA:**

1. **06APL-00000-00009** **Hira Appeal** **Santa Barbara**
Exempt, CEQA Section 15268 Errin Briggs, Planner (805) 568-2047

Hearing on the request of Peter Swenson, appellant, to consider the Appeal 06APL-00000-00009 [appeal filed on March 20, 2006], of the Planning and Development Department's decision to approve Case No. 04LUP-00000-00878 for the construction of a new single family dwelling with attached garage, in the 1-E-1 Zone District under Article III. The application involves AP No. 059-110-014, located at 961 Via Chaparral, Santa Barbara area, Second Supervisorial District. (Estimated time: 1 hour)

ACTION: Adopted the findings, denied the appeals, granted de novo approval of land use permit.

Brown/Boysen

Vote: 5-0
10 day appeal period; fee required.

02TRM-00000-00005
06RDN-00000-00004
01RZN-00000-00003
04DVP-00000-00027 **Hourigan**
2. **06GOV-00000-00023** **Residential Development** **Goleta**
06NGD-00000-00010 Michelle Gibbs, Planner (805) 568-3508

Hearing on the request of Terri Hourigan to consider the following:

- a) **02TRM-00000-00005** [application filed on May 2, 2002] for approval under County Code Chapter 21 to divide 5.88 acres into nine parcels in the DR-3.3 Zone District under Article III;
- b) **06RDN-00000-00004** [application filed on February 24, 2006] for approval of a proposed private road to be named Oakside Way which will serve nine parcels addressed off North Patterson Avenue under the provisions of Article III, Zoned DR-3.3;
- c) **01RZN-00000-00003** [application filed on November 9, 2001] proposing to rezone 5.88 acres from AG-I-5 to DR-3.3 under provisions of Santa Barbara County Code Chapter 35 of Article III;
- d) **04DVP-00000-00027** [application filed on June 15, 2004] for approval of a Final Development Plan to develop six new market rate residential units and related site improvements;
- e) **06GOV-00000-00023** [application filed on July 11, 2006] to determine that the abandonment of a road easement is in substantial conformity with the Comprehensive Plan pursuant to Government Code Section 65402(c);

and to approve the Negative Declaration 06NGD-00000-00010 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/Visual Resources, Biological Resources, Fire Protection, Transportation/Circulation, Water Resources, Air Quality, Cultural Resources, Geological Processes, and Noise. 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 applications involve AP No. 069-060-040, located at 1118 North Patterson, in the Goleta area, Second Supervisorial District. (Estimated time: 2 hours)

ACTION: Dropped item from the standard agenda.

Brown/Boysen

**Vote: 5-0
Appeal process not applicable.**

3. 06APL-00000-00019 Ballantyne Appeal Goleta
Exempt, CEQA Section 15268 Allen Bell, Planner (805) 568-2033

Hearing on the request of Peter Brown, attorney for the owner, Lynn Ballantyne to consider the Appeal 06APL-00000-00019 [appeal filed on June 23, 2006], of the Planning and Development Department's decision to deny a Land Use Permit, Case No. 05LUP-00000-00611, for a new single family residence, guesthouse, barn and accessory structures in the A-II-100 Zone District under Article III. The application involves AP No. 079-090-036, located at 500 Farren Road, Goleta area, Third Supervisorial District. (Estimated time: 2 hours)

ACTION: Dropped the item from the standard agenda and tentatively scheduled to the renoticed hearing of October 4, 2006.

Smyser/Cooney

**Vote: 5-0
Appeal process not applicable.**

4. Zoning Enforcement Recommendations Countywide
John Karamitsos, Planner (805) 934-6255

The County Planning Commission will participate in a workshop to review and provide direction to staff, on proposed revisions to the Zoning Violation Abatement process as implemented through the Article III (Inland) Zoning Ordinance. Comments received will be incorporated into a subsequent Planning Commission staff report recommending that the Board of Supervisors adopt Ordinance changes. (Estimated time: 1 hour)

ACTION: Drop the item and renote to the hearing of September 7, 2006.

Brown/Boysen

**Vote: 5-0
Appeal process not applicable.**

5. CPR/Oak Tree Guidelines Countywide
Pat Saley, Contract Planner (805) 568-2000

The County Planning Commission will participate in a workshop to review proposed revisions to Urban Oak Tree Interpretive Guidelines. Community Planning Renaissance (CPR), a private group comprised of architects, planners and permit expeditors, has worked with County staff to

begin revising guidelines for processing permits where oaks are onsite. The purpose of this workshop is to provide CPR and staff with the opportunity to review with the Planning Commission the work to date to revise the existing guidelines to make them more clear, concise and workable in the interest of protecting and incorporating oaks into projects and receive Commission input and guidance. (Estimated time: 1 hour)

ACTION: Workshop on the Oak Tree Guidelines was presented by Pat Saley. No action was taken.

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 Meester
Secretary to the Planning Commission