



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of August 10, 2005  
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
MARC MCGINNES	2nd District	Betteravia Government Center
PARKER MONTGOMERY	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Vice Chair	Santa Maria, CA 93455
JACK BOYSEN	5th District, Chair	(805) 568-2000 (Planning & Development)

**TV COVERAGE ANNOUNCEMENT:** *Planning Commission Hearings are televised live on Government Access Television (GATV) 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 GATV Channel 20.*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Cintia Mendoza.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- V. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VI. **PUBLIC COMMENT:** John Thorndike addressed the Commission on various assaults at gated communities on private property in the Toro Canyon area.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner McGinnes announced that he will be available to the residents of the second district on Wednesday, August 17, 2005 at 7:30 p.m. at the Wake Center on Turnpike Street.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of July 6, 2005 and July 13, 2005 were considered as follows:  
**ACTION:** **Approved the Minutes of July 6, 2005.**  
Cooney/Boysen **Vote: 4-0-1 (McGinnes abstained)**  
**ACTION:** **Approved the Minutes of July 13, 2005, as revised.**  
McGinnes/Cooney **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Dianne Meester, Assistant Director, Planning and Development, via remote testimony.

**XI. STANDARD AGENDA:**

**Regional Boards of Architectural Review**

1. Ordinance Amendments **North County**  
Ron Cortez, Deputy CEO (805) 568-3400  
Jason Stilwell, Project Manger (805) 568-3400

The Planning Commission will conduct a discussion regarding potential amendments to the County's Zoning Procedures in Articles II and III of Chapter 35 of the County Code required to implement the formation of Regional Boards of Architectural Review within the County.

**ACTION: Discussion only, no action taken.**

**Appeal period not applicable.**

2. **05ORD-00000-00001 Height Definition/Calculation Methodology**  
**05ORD-00000-00002 Ordinance Amendments** **Countywide**  
Exempt, CEQA Section 15061(b)(3) Noel Langle, Planner (805) 568-2009

The Planning Commission will consider and make recommendations regarding the Height Definition/Calculation Methodology Ordinance Amendments to the Board of Supervisors on proposed revisions to Articles II and III of Chapter 35.

- a) **05ORD-00000-00001** to amend Article II of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions), and Division 7 (General Regulations) to amend the existing definitions, and general regulations regarding the height of structures to implement a new definition of height and a new methodology to calculate the height of a structure.
- b) **05ORD-00000-00002** to amend Article III of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions), and Division 7 (General Regulations) to amend the existing definitions, and general regulations regarding the height of structures to implement a new definition of height and a new methodology to calculate the height of a structure. (Continued from 7/6/05)

**ACTION: Continued the item to the hearing of September 14, 2005.**

**McGinnes/Montgomery**

**Vote: 5-0**

**Appeal process not applicable.**

3. **04RMM-00000-00005 Spaulding Recorded Map Modification** **Santa Ynez**  
Exempt, CEQA Section 15305 Lorie Baker, Planner (805) 934-6254

Hearing on the request of Tim Tiessen, of California Design Association, agent for the owners, Bob and Pamela Spaulding, to consider Case No. 04RMM-00000-00005 [application filed on October 28, 2004] for the expansion of the existing development envelope and the creation of an additional development envelope within Parcel Map PM 13,366; and to accept the Exemption pursuant to Section 15305 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 135-310-057, located between Old Calzada Avenue and Calzada Avenue, approximately one mile north of Roblar Avenue, in the Santa Ynez area, Third Supervisorial District.

**ACTION: Approved the project with revisions to the findings, exemption, and conditions of approval.**

**Valencia/McGinnes**

**Vote: 4-0 (Montgomery no)**

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

**TPM 14,605**

**02TPM-00000-00011**

**02RZN-00000-00006**

4. **04CUP-00000-00076** Silverado Los Alamos Vineyards Los Alamos  
05NGD-00000-00015 Lilly Okamura, Planner (805) 934-6283

Hearing on the request of Tish Beltranena, agent for the applicant, Silverado Los Alamos Vineyards Inc., to consider the following:

- a) **TPM 14,605/02TPM-00000-00011** [application filed on June 24, 2004] for approval under County Code Chapter 21 to divide 683.78 acres into four parcels of approximately 125 acres (proposed parcel 1), 188 acres (proposed parcel 2), 113.9 acres (proposed parcel 3) and 255.9 acres (proposed parcel 4) in the AG-II-100 and 100-AG Zone Districts under Article III and Ordinance 661;
- b) **02RZN-00000-00006** [application filed on June 24, 2004] proposing to rezone 2.71 acres from 100-AG to AG-II-100 under the provisions of Santa Barbara County Code Chapter 35 of Article III;
- c) **04CUP-00000-00076** [application filed on November 15, 2004] for a Conditional Use Permit allowing the legalization of two existing farm employee dwellings under the provisions of Article III Zoned AG-II-100;

and to approve the Negative Declaration 05NGD-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: Aesthetics/Visual Resources, Biological Resources, Cultural Resources and Geological Processes. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The applications involve AP Nos. 101-080-019, -020, -062, located at 2625 Highway 135, Los Alamos area, Third Supervisorial District.

**ACTION: Recommended that the Board of Supervisors approve the project, with revisions to the findings and conditions of approval.**

**Montgomery/Valencia**

**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.**

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)

Steve Chase  
Secretary to the Planning Commission