



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of August 12, 2009  
9:00 a.m.

C. MICHAEL COONEY 1st District  
CECILIA BROWN 2nd District, Vice Chair  
MARELL BROOKS 3rd District  
JOE H. VALENCIA 4th District  
DANIEL BLOUGH 5th District, Chair

County of Santa Barbara  
Betteravia Government Center  
511 East Lakeside Parkway  
Santa Maria, CA 93455  
(805) 568-2000 (Planning & Development)

**TV COVERAGE ANNOUNCEMENT:** *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBT) Channel 20 at 9:00 A.M. in the South Coast, Lompoc, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of the Planning Commission Hearings are on Fridays at 5:00 P.M. on CSBT Channel 20.*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- 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 Valencia expressed his appreciation for the quick follow-up to his question regarding the Santa Ynez River.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**

#### **09AGP-00000-00001**

#### **C-1. 09RZN-00000-00001 Pepe Rezone and Agricultural Preserve Contract Lompoc**

Exempt, CEQA Sections 15317 & 15061(b)(3) John Karamitsos, Supervising Planner (805) 934-6255  
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Jane Gray, Dudek, agent for the Stephen and Catherine Pepe, to consider the following:

- a) **09AGP-00000-00001** [application filed on January 29, 2009] for creation of an Agricultural Preserve and entering into an Agricultural Preserve Contract with Santa Barbara County pursuant to the Williamson Act, Government Code Section 51200 et. seq. and the Santa Barbara County Uniform Rules;

- b) **09RZN-00000-00001** [application filed on January 29, 2009] proposing to rezone 40.98 acres from 100-AG (Ordinance 661) to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code;

and to accept the exemptions pursuant to §15317 and §15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act. The site is identified as Assessor Parcel Number 099-100-037, located northeast at the intersection of Highway 246 and Gypsy Canyon Drive, known as 4477 East Highway 246, in the Lompoc area, Fourth Supervisorial District.

**ACTION:** Accepted staff's recommendations, with revisions to the Draft Ordinance and Board of Supervisors Resolution.

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

XI. **STANDARD AGENDA:**

**Montecito Ranch Estates/Pat Nesbitt  
Appeal of Director Determination**

1. **09APL-00000-00010** **on a Tract Map Condition** **Summerland**  
Dave Ward, Deputy Director, Development Review (805) 568-2520

Hearing on the request of Pat Nesbitt, appellant/owner to consider Case No. 00APL-00000-00010 [appeal filed on April 22, 2009] for an appeal of the Director Determination for an Administrative Interpretation to modify a Tract Map condition (TM 14, 290) to provide temporary secondary access into the Montecito Ranch Estates, along the northerly boundary of the subdivision, though Lots 1, 7 and 8 (AP No. 005-210-061, -067 and -068) from Asegra Road, in the RR-5 zone. The appeal involves AP No. 005-210-061, -067 and -068, located at 2800 Via Real, in the Summerland area, First Supervisorial District. (Continued from 06/17/09 and 07/08/09)

**ACTION:** Continued the item to the hearing of September 2, 2009, at the request of the appellant.

**Cooney/Brooks** **Vote: 5-0**  
**Appeal process not applicable.**

**Mehrabian Appeal of  
Hunsicker-Merrell Horse Arena**

2. **08APL-00000-00029** **Exempt, CEQA Section 15268** **Santa Ynez**  
John Karamitsos, Supervising Planner (805) 934-6255

Hearing on the request of Ms. Susan Petrovich, agent for the appellants, Mr. And Mrs. Mehrabian, to consider the Appeal, Case No. 08APL-00000-00029 [appeal filed on August 11, 2008] of the Director's decision to approve a Land Use Permit, Case No. 08LUP-00000-00374 in compliance with Section 35.102 of the County Land Use and Development Code, on property located on the AG-I-5 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. 141-160-028, located at 5300 Baseline Avenue in the Santa Ynez area, Third Supervisorial District. (Continued from 01/21/09, 04/08/09, and 06/17/09)

**ACTION:** Adopted the required findings for approval, with revisions, accepted the revised notice of exemption and denied the appeal; Case No. 08APL-00000-00029, thereby upholding the Planning and Development Department's

**approval and granting *de novo* approval of Land Use Permit Case No. 08LUP-00000-00374, with revisions to the Conditions of Approval.**

**Brooks/Valencia**

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

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)

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Dianne M. Black  
Secretary to the Planning Commission