



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of August 23, 2006
9:00 a.m.

| | |
|-------------------|--------------------------|
| C. MICHAEL COONEY | 1st District, Vice Chair |
| CECILIA BROWN | 2nd District |
| DAVID SMYSER | 3rd District |
| JOE H. VALENCIA | 4th District, Chair |
| JACK BOYSEN | 5th District |

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 (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 Cintia Mendoza.
- III. **ROLL CALL:** Commissioner Smyser was absent.
- IV. **AGENDA STATUS REPORT:** Presented by Dianne Meester Black.
- V. **PROJECTION REPORT:** Presented by Dianne Meester Black.
- VI. **PUBLIC COMMENT:** John Thorndike addressed the Commission regarding having one zoning to a parcel.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia addressed staff and the Commission regarding military stations that are being closed by the Federal Government and the proposal to tear down the housing facility based at Vandenberg Air Force Base. Commissioner Valencia requested staff to work with Comprehensive Planning and Ron Cortez to look into the possibility of finding an alternate use which will help in meeting State housing requirements.

Commission Valencia spoke regarding projects that have been approved by the Commission where recommendations made by the Commission are not followed through after the project is developed. Ms. Meester and County Counsel clarified that modifications to the project description should be incorporated in the conditions of approval.

Commissioner Valencia requested staff to look into the square footage of the units located on the entry track of the Rice Ranch project and to report back to the Commission who the final decision maker is if the square footage is different from what they approved.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Ms. Black informed the Commission that the Arroyo Hondo Steelhead project was appealed to the Board of Supervisors.

IX. **MINUTES:** The Minutes of August 2, 2006 and August 9, 2006 were considered as follows:

ACTION: **Approved the Minutes of August 2, 2006.**

Brown/Cooney **Vote: 4-0 (Smyser absent)**

ACTION: **Approved the Minutes of August 9, 2006, as revised.**

Cooney/Boysen **Vote: 4-0 (Smyser absent)**

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

XI. **STANDARD AGENDA:**

1. **04APL-00000-00007** **Capone Appeal of**
Gabbert New Driveway **Toro Canyon**

Tina Ryder, Planner (805) 568-2001

Hearing on the request of Peter Capone, appellant, to consider the Appeal 04APL-00000-00007 [appeal filed on March 24, 2004], of the Planning and Development Department's decision to approve a Coastal Development Permit 03CDP-00000-00048 to remove and relocate an existing private access road of approximately 220 feet long and 14 feet wide, including the quitclaiming of the existing access easement and replacement with recordation of a new access easement to maintain access rights for neighboring properties, in the 1-E-1 Zone District under Article II. The application involves AP Nos. 005-030-021 and -027, located at 576 Freehaven Drive, Toro Canyon area, First Supervisorial District. (Continued from 7/5/06)

ACTION: **Continued the item to the hearing of October 4, 2006.**

Cooney/Brown

Vote: 4-0 (Smyser absent)
Appeal process not applicable.

2. **06GOV-00000-00020** **Sale of Cary Place**
Consistency Determination **Summerland**

CEQA N/A

Julie Harris, Planner (805) 568-3518

Hearing on the request of Ronn Carlentine, County of Santa Barbara General Services, to consider Case No. 06GOV-00000-00020 [application filed on May 24, 2006], for a determination that the sale of an unused and unimproved right-of-way known as Cary Place is consistent with the Comprehensive Plan/Local Coastal Plan of the County of Santa Barbara, pursuant to Government Code Section 65402. The application involves AP No. 005-240-ROW (also identified as 005-240-CARY PL), located between Wallace Avenue/Union Pacific Railroad and the Pacific Ocean, Summerland area, First Supervisorial District. (Continued from 7/5/06)

ACTION: **Dropped the item from the agenda at the request of the applicant.**

Cooney/Brown

Vote: 4-0 (Smyser absent)
Appeal process not applicable.

3. **05RZN-00000-00010** **Orcutt Key Site 30 General**
05GPA-00000-00006 **Plan Amendment and Rezone** **Orcutt**

Adam Baughman, Planner (805) 934-6263

Hearing on the request of Urban Planning Concepts, agent for the applicant, Bradley-Orcutt Ventures, LLC., to consider acceptance and initiation of a General Plan Amendment and Rezone, 05GPA-00000-00010 and 05GPA-00000-00006 [applications filed on November 1,

2005] that would reclassify 78.73 acres from Zone District AG-I-40 to multiple residential, commercial, professional and institutional, and recreational zoning under provisions of Santa Barbara County Code Chapter 35 of Article III. The application involves AP No. 107-250-008, in the Orcutt area, Fourth Supervisorial District. (Continued from 3/8/06, 5/10/06, and 7/12/06)

ACTION: Accepted a late submittal into the record from Leroy Cadena.
Cooney/Boysen Vote: 4-0 (Smyser absent)

ACTION: Initiated the General Plan Amendment and re-affirmed the Commission's commitment to policy direction aligned with the continued implementation of the County's adopted 2003-2008 revised Housing Element.
Valencia/Boysen Vote: 4-0 (Smyser absent)
10 day appeal period; fee required.

| | | |
|-----------|---|---|
| | BreitBurn Energy Orcutt | |
| 4. | 05PPP-00000-00001 Hill Diatomite Project | Orcutt |
| | 06NGD-00000-00018 | Steve Rodriguez, Planner (805) 934-6250 |

Hearing on the request of John Deacon, agent for the owner, BreitBurn Energy, to consider Case No. 05PPP [application filed July 1, 2005] for approval of an Oil Drilling and Production Plan allowing the construction and operation of up to 96 oil wells under the provisions of Article III Zoned AG-II-100; and to approve the Negative Declaration 06NGD-00000-00018 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, Air Quality, Biological Resources, Fire Protection, Geologic Processes, Hazardous Materials, Transportation/Circulation, and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 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 Nos. 101-020-041 and -074, located in the Orcutt area, Fourth Supervisorial District.

ACTION: Approved Phase I of the Oil Drilling and Production Plan, with revisions to the findings, negative declaration and conditions of approval.
Valencia/Boysen Vote: 4-0 (Smyser absent)
10 day appeal period; fee required.

| | | |
|-----------|--|---|
| | Articles II/III General Height | |
| 5. | 06ORD-00000-00007 Regulations Ordinance Amendment | Countywide |
| | 06ORD-00000-00008 | Doug Anthony, Deputy Director, Energy Division (805) 568-2046 |

Hearing on request of Planning and Development Department to consider Case Nos. 06ORD-00000-00007 and 06ORD-00000-00008 proposing amendments to the Coastal and Inland Zoning Ordinances (Articles II and III, respectively, of Chapter 35 of the Santa Barbara County Code). These proposed amendments would exempt certain types of equipment from the maximum height restriction of 50 feet established in Sections 35-127.1 and 35-276.1. Exempt equipment would include temporary oil/gas drilling rigs, stripper and distillation columns with gas processing and ethanol manufacturing, flare stacks, industrial storage silos, commercial wind turbines for generating electricity, and industrial structures associated with the Celite Corp. operations in the Lompoc area, Third Supervisorial District. (Continued from 6/7/06 and 8/2/06)

ACTION: Adopted Planning Commission Resolution No. 06-05 and recommended that the Board of Supervisors amend the Coastal and Inland Zoning Ordinances.

Boysen/Brown

Vote: 4-0 (Smyser absent)

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

Dianne Meester Black
Secretary to the Planning Commission