



COUNTY OF SANTA BARBARA

JOINT COUNTY AND MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of September 5, 2007
9:00 a.m.

COUNTY PLANNING COMMISSION

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)

MONTECITO PLANNING COMMISSION

The Montecito Planning Commission were present for Items 1, General Plan Report to the State Legislature and 2, Housing Element Implementation Briefing.

BOB BIERIG, Chair
CLAIRE GOTTSANKER, 2nd Vice Chair
MICHAEL PHILLIPS, 1st Vice Chair
SUE BURROWS
JACK OVERALL

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 Jessica Opland.
- III. **ROLL CALL:** All County and Montecito Planning Commissioners were present.
- IV. **PRESENTATION OF RESOLUTION TO THIRD DISTRICT PLANNING COMMISSIONER:** Commissioner Smyser was presented with a resolution for his service as Third District Planning Commissioner.
- V. **AGENDA STATUS REPORT:** Presented by Dianne M. Black.
- VI. **PROJECTION REPORT:** Presented by Dianne M. Black.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown requested a briefing concerning AB32 (the global warming bill) and its implications, how it affects the planning process in this county and how other counties are approaching it for their planning processes.
- IX. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.

X. **MINUTES:** The Minutes of August 22, 2007 were considered as follows:

ACTION: Approved the Minutes of August 22, 2007.

Brown/ Blough

Vote: 5-0

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

XII. **STANDARD AGENDA:**

JOINT MONTECITO AND COUNTY PLANNING COMMISSIONS

1. **General Plan Annual Report to the State Legislature** **Countywide**

John McInnes, Director, Long Range Planning (805) 568-3552
David Matson, Deputy Director, Long Range Planning (805) 568-2068

Hearing on the request of Long Range Planning, that the Planning Commission receive and forward to the Board of Supervisors the County's General Plan Annual Report to the State Legislature. The report includes details regarding the status of the General Plan, the County's progress on meeting its share of regional housing needs, and the removal of governmental constraints related to the Housing Element. In compliance with Government Code Section 65400, local government agencies are required to submit this report to the State Legislature, the Governor's Office of Planning and Research, and the State Office of Housing and Community Development.

ACTION: 1) Received and reviewed the 2006 General Plan Annual Report; 2) Directed staff to file the General Plan Annual Report with the Board of Supervisors and report, pursuant to State Government Code Section 65400(b)(1) and (2), that the General Plan Annual Report demonstrates the status of the general plan and progress towards its implementation, the County's progress towards meeting its share of regional housing needs, and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and 3) Forwarded the General Plan Annual Report to the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Smyser/Brown

Vote: 5-0

Overall/Bierig

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.

2. **Housing Element Implementation Briefing** **Countywide**

John McInnes, Director, Long Range Planning (805) 568-3552
David Matson, Deputy Director, Long Range Planning (805) 568-2068

Hearing on the request of Long Range Planning, that the Planning Commission receive a briefing on the status of the conditionally certified 2003-2008 Board Adopted Housing Element. The briefing includes a summary of actions taken by the County to date and provides a status report on the Housing Element Action Phase EIR as well as ongoing effects to maintain current State certification.

ACTION: Accepted staff's report on the Housing Element Implementation.

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

Gottsdanker/Overall **Vote: 5-0**

Appeal process not applicable.

COUNTY PLANNING COMMISSION

CONSENT AGENDA

C-1. 07GOV-00000-00011 Transfer of Fee/Right-of-Way Stadium Drive Solvang

John Karamitsos, Supervising Planner (805) 934-6255
Tammy Weber, Planner (805) 934-6254

Hearing on the request of Jeff Havlik, agent for the Public Works Department, to consider Case No. 07GOV-00000-00011 [application filed on August 7, 2007] for a determination that the sale of a 3,960 square foot area underlying Stadium Drive is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code 65402(c). The application involves AP No. 141-340-005, located at 2951 Stadium Drive, in the Solvang area, Third Supervisorial District.

ACTION: Determine that the project is consistent with the Comprehensive Plan; and directed staff to transmit the revised Consistency Report, dated September 5, 2007, required by Government Code Section 65402(c) to Jeff Havlik, Public Works Department, and the Board of Supervisors. The revised Public Works memo dated August 7, 2007 and the letter reflecting the Planning Commission's action shall constitute the required report.

Appeal process not applicable.

STANDARD AGENDA

**3. 03CUP-00000-00035 Laguna Blanca
03DVP-00000-00018 Campus Improvement Plan Hope Ranch**

06NGD-00000-00014 Anne Almy, Supervising Planner (805) 568-2053
Mark Walter, Planner (805) 568-2852

Hearing on the request of Steve Welton, agent for the applicants, to consider the following:

- a. **03CUP-00000-00035** [application filed on June 9, 2003] for a Major Conditional Use Permit allowing the operation of a private school in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned 3.5 EX-1 and REC;
- b. **03DVP-00000-00018** [application filed on June 9, 2003] for approval of a Final Development Plan, to construct new buildings, a new parking lot, building additions and landscaping in compliance with Section 35.82.080 of the County Land Use and Development Code, on property zoned 3.5 EX-1 and REC;

and to approve the Mitigated Negative Declaration 06NGD-00000-00014 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, Air Quality, Biological Resources, Cultural Resources,

Fire Protection, Geologic Processes, Historic Resources, Noise, Water Resources/Flooding. The MND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The MND 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. 063-141-029, 063-092-012, -013 and -014, located at 4125 Paloma Drive and 1090 Las Palmas Drive, in the Hope Ranch area, Second Supervisorial District.

ACTION: Approved the project.

Smyser/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

Dianne M. Black
Secretary to the Planning Commission