



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of September 8, 2010
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
CECILIA BROWN	2nd District, Chair	Betteravia Government Center
MARELL BROOKS	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Vice-Chair	Santa Maria, CA 93455
DANIEL BLOUGH	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 the 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 Leticia I. Rodriguez.
- III. **ROLL CALL:** Commissioner Blough was absent.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** John Thorndike spoke to a Public Works item regarding an appeal from Jameson Properties, LLC that was considered by the County Board of Supervisors at their September 7, 2010 hearing.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brooks attended the recent brownbag lunch discussion "Developing a Community Walkability Plan," as well as a workshop in Lompoc regarding climate action strategy.
- VIII. **MINUTES:** The Minutes of August 11, 2010 were considered as follows:

ACTION: Approved the August 11, 2010.

Cooney/Valencia Vote: 4-0 (Blough absent)
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director (Via Remote).
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1. 10GOV-00000-00011 **California Tiger Salamander Conservation Easement Government Code Consistency** **Lompoc**
John Karamitsos, Supervising Planner (805) 934-6255
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Ronn Carlentine, Manager of the Office of Real Estate Services, General Services Department, to consider Case No. 10GOV-00000-00011 [application filed on

August 11, 2010], for a determination that the proposed grant and conveyance of a Conservation Easement for California Tiger Salamander (CTS) for the purpose of supporting the environmental value of wildlife habitat, open space and productive farmland and agricultural activities is consistent with the Comprehensive Plan. The site is identified as AP No. 099-060-021, located approximately 1¾ miles southeast of the intersection of Highway 246 and Santa Rita Road, Lompoc area, Third Supervisorial District.

ACTION: Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402.

**Brooks/Cooney Vote: 4-0 (Blough absent)
Appeal process not applicable.**

XI. STANDARD AGENDA:

- 1. 10APL-00000-00013 Appeal of NextG Cellular Networks Antenna #GOL17 Goleta**
Exempt, CEQA Section 15061(b)(3), 15301(b), Anne Almy, Supervising Planner (805) 568-2053
15301(c), 15302(c), and 15304(f) Megan Lowery, Planner (805) 568-2517

Hearing on the request of Brian Trautwein, on behalf of the Blue Skies Mobile Home Park Homeowners and named appellants, to consider the Appeal 10APL-00000-00013 [appeal filed on June 1, 2010] of the Director's decision to approve 09LUP-00000-00332, in compliance with Chapter 35.102 of the County Land Use and Development Code on property located in the MHP zone; and acknowledge that the California Public Utilities Commission is the appropriate agency for CEQA compliance on this project and the California Public Utilities Commission filed a Notice of Exemption on July 20, 2009 pursuant to California Environmental Quality Act sections 15061(b)(3), 15301(b), 15301(c), 15302(c), and 15304(f). The application involves the public right-of-way adjacent to AP No. 559-240-015, located on Old Mill Road in the Goleta area, Second Supervisorial District. (Continued from 7/7/10 and 8/11/10)

ACTION: Dropped the item from the Standard Agenda, at the request of staff.

**Brown/Brooks Vote: 4-0 (Blough absent)
Appeal process not applicable.**

- 2. 06APL-00000-00039 Evans Appeal of Northpoint Project Orcutt**
78-EIR-9 and 92-SD-2 Zoraida Abresch, Supervising Planner, (805) 934-6585
John Zorovich, Planner (805) 934-6297

Hearing on the request of Leo Evans, that the Planning Commission consider and make a recommendation to the Board of Supervisors regarding Case No. 06APL-00000-00039 [application filed on October 20, 2006] of the Planning Commission's approval of Development Plan Case No. 98-DP-023 in compliance with Section 35.82.080 of the County Land Use and Development Code and the applicant's request to modify Condition #13 to eliminate the requirement that his project either annex to the existing Northpoint HOA or enter into an agreement with the HOA regarding provisions for repair and maintenance of all open-space amenities; and to accept the prior environmental document, 78-EIR-9 and Addendum, to Supplement, 92-SD-2, as adequate environmental review pursuant to Sections 15162 and 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 107-560-001 through -033, located in the Northpoint Village, Santa Maria area, Fourth Supervisorial District. (Continued from 3/14/07, 4/11/07 and 6/12/07)

ACTION: Recommended that the Board of Supervisors deny the appeal and approve the project, including condition No. 13, as originally approved by the Planning Commission.

Valencia/Brooks Vote: 4-0 (Blough absent)
Appeal process not applicable.

3. 10GPA-000000-00003 2009-2014 Housing Element Update Countywide
10NGD-00000-00003 Vicki Parker, Deputy Director (805) 568-2057
Nathan Eady, Planner (805) 568-2019

Hearing on the request of the Planning and Development Department to consider and make recommendations to the Board of Supervisors regarding Case No. 10GPA-00000-00003, which includes:

- a) Amend the Santa Barbara County Comprehensive Plan through adoption of the proposed update to the Housing Element; and
- b) Accept the Final 2009-2014 Housing Element Negative Declaration (10NGD-00000-00015) as adequate environmental review for Case No. 10GPA-00000-00003, pursuant to the State Guidelines for implementation of the California Environmental Quality Act.

ACTION: Recommended that the Board of Supervisors adopt the required findings, adopt the Final Negative Declaration (10NGD-00000-00015), and adopt a resolution approving the 2009-2014 Housing Element.

Brown/Valencia Vote: 4-0 (Blough absent)
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 M. Black
Secretary to the Planning Commission