



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of September 14, 2005
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
MARC MCGINNES	2nd District	Engineering Building, Room 17
PARKER MONTGOMERY	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Vice Chair	Santa Barbara, CA 93101
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:** Commissioner Montgomery was absent.
- IV. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- V. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner McGinnes commented on an essay printed in the Santa Barbara News Press entitled "Restoration of Property Rights".
Commissioner Valencia requested that staff look into and brief the Commission on emergency access in and out of Lompoc.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Steve Chase provided the Commission with a quarterly report of project case loads that will be going before the Commission in the upcoming months.
- IX. **MINUTES:** The Minutes of July 27, 2005, August 3, 2005 (continued from 9-7-05), August 24, 2005 and September 7, 2005 were considered as follows:
ACTION: **Continued the Minutes of July 27, 2005, August 3, 2005, August 24, 2005 and September 7, 2005 to the hearing of September 28, 2005.**
McGinnes/Boysen **Vote: 4-0 (Montgomery absent)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Dianne Meester, Assistant Director, Planning and Development.

XI. STANDARD AGENDA:

1.	TPM 14,447 99-CP-059	Rancho Danza Del Sol Lot Split and Commercial Horse Facility	Goleta
	05NGD-00000-00001		Abe Leider, Planner (805) 568-3508

Hearing on the request of Joe Handerhan, agent for Rancho Danza Del Sol Partners, to consider the following [application filed July 24, 1997]:

- a) **TPM 14,447** for approval under County Code Chapter 21, to divide 11.95 acres into three parcels of 3.0, 3.1 and 5.8 acres in the 3-E-1 Zone District under Article III;
- b) **99-CP-059** for a Conditional Use Permit allowing boarding of a maximum of 15 horses on proposed Parcel 2 in an existing barn, six stalls and nine existing corrals, and construction of a 1,824 square foot caretaker’s residence on a new septic system (912 square feet of habitable space on the upper floor, 912 square feet of garage/storage on the lower floor), an additional 1,500 square feet of barn/storage building and proposed new 80' x 200' covered riding arena, in the 3-E-1 Zone District under Article III;

and to approve the Negative Declaration 05NGD-00000-00001 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, Hazardous Materials/Risk of Upset, Geological Processes, Land Use, Noise, Transportation/Circulation and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Goleta Library, 500 North Fairview Avenue, Goleta. The application involves AP No. 059-010-079, located at 1140 Via Regina, Goleta area, Second Supervisorial District. (Continued from 8/3/05)

ACTION: Continued the item to the hearing of September 28, 2005.
McGinnes/Boysen **Vote 4-0 (Montgomery absent)**
Appeal process not applicable.

2.	05ORD-00000-00001 05ORD-00000-00002	Height Definition/Calculation Methodology 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 and 8/10/05)

ACTION: Recommended that the Board of Supervisors adopt Ordinance Amendments 05ORD-00000-00001 and 05ORD-00000-00002.

Cooney/McGinnes **Vote: 4-0** (Montgomery 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.

3. **05LLA-00000-00003** **Hall Lot Line Adjustment**
05CUP-00000-00026 **and Residential Second Unit** **Toro Canyon**
Exempt, CEQA Section 15061 Abe Leider, Planner (805) 568-3508

Hearing on the request of Bob Goda, agent for the owner, Rosamond Hall, to consider the following [application filed January 19, 2005]:

- a) **05LLA-00000-00003** for approval of a Lot Line Adjustment under the provisions of County Code Chapter 21, to adjust lines between two parcels of 2.02 and 5.6 acres to reconfigure into two parcels of 2.85 and 4.85 acres in the AG-I-10 Zone District under Article II;
- b) **05CUP-00000-00026** for a Conditional Use Permit allowing an existing residence to become a residential second unit on one of the reconfigured parcels (existing APN 155-140-139) under the provisions of Article II Zoned AG-I-10;

and to accept the Exemption pursuant to Section 15061 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 155-140-138 and -139, located at 450 and 438 Toro Canyon Road, Toro Canyon area, First Supervisorial District.

ACTION: Approved the project with revisions to the conditions of approval.

Cooney/McGinnes **Vote: 4-0** (Montgomery absent)

10 day appeal period; no fee required (Coastal Zone).

4. **05GOV-00000-00009** **Goleta Water District Sale of**
alle Barquero Property **Goleta**
CEQA N/A Allen Bell, Planner (805) 568-2033

Hearing on the request of Eric E. Ford, of the Goleta Water District, to consider Case No. 05GOV-00000-00009 [application filed on August 17, 2005] for a determination that the sale of surplus property is consistent with the Comprehensive Plan of the County of Santa Barbara and the Goleta Community Plan, pursuant to Government Code Section 65402(c). The application involves AP No. 067-375-005, located on Calle Barquero, Goleta area, Second Supervisorial District.

ACTION: Determined that the sale of the .20-acre surplus property by the Goleta Water District is in conformity with applicable provisions of the County's Comprehensive Plan and Goleta Community Plan and directed staff to transmit the conformity report required by California Government Code §65402(c) to the Goleta Water District

McGinnes/Cooney **Vote of 4-0** (Montgomery 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**

Steve Chase
Secretary to the Planning Commission

G:\GROUP\PC_STAFF\WP\PC\AGENDAS\PC AGD 2005\09-14-05mkd.doc