



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of September 16, 2009
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Vice Chair	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Chair	(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 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:** John Thorndike reported that he is working with the county on a deal pertaining to his property. Marc Chytillo discussed commission process, including transparency and making sound decisions, and also showed appreciation for the commission's work.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of September 2, 2009 were considered as follows:
ACTION: **Approved the Minutes of September 2, 2009.**
Brown/Brooks **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- XI. **CONSENT AGENDA ITEMS AND PROCEDURE:**

**C-1. 09GOV-00000-00005 La Cumbre Road Vacation Government Code Consistency Santa Barbara
Anne Almy, Supervising Planner (805) 568-2053
Mark Walter, Planner (805) 568-2852**

Hearing on the request of Jeff Havlik, Real Property Agent, Public Works Department, to consider case number 09GOV-00000-00005, [application filed on August 17, 2009] for a determination that the vacation and sale of a portion of La Cumbre Road is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(a). This site is identified as Assessor Parcel Number 057-030-033, located at 3910 Pueblo Avenue, in the Santa Barbara area, Second Supervisorial District

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

Brown/Cooney

Vote: 5-0

Appeal process not applicable.

XII. STANDARD AGENDA:

09TRM-00000-00002

09DVP-00000-00021

09CUP-00000-00024

09CUP-00000-00035

1. 09CDP-00000-00041 The Loop Mixed Use Building v.2 Isla Vista

Exempt, CEQA Section 21090(b)

Anne Almy, Supervising Planner (805) 568-2053

Errin Briggs, Planner (805) 568-2047

Hearing on the request of Neil Dipaola and Erik Vasquez, applicants, to consider the following:

- a) **09TRM-00000-00002**, [application filed on June 17, 2009] for approval of a Tentative Tract Map (TM 14,761) in compliance with County Code Chapter 21 to provide for an airspace subdivision establishing 25 residential units and six commercial units, on property zoned C-2;
- b) **09DVP-00000-00021**, [application filed on June 17, 2009] for approval of a Final Development Plan in compliance with Section 35-174 of the Article II Coastal Zoning Ordinance, to develop a 44,994 square foot (gross) mixed-use structure, on property zoned C-2;
- c) **09CUP-00000-00024**, [application filed on June 17, 2009] for a Conditional Use Permit to allow a residential use (secondary to commercial) in the C-2 zone district in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned C-2;
- d) **09CUP-00000-00035**, [application filed on June 17, 2009] for a Conditional Use Permit to allow a hotel use in the CM zone district in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned CM;
- e) **09CDP-00000-00041**, [application filed on June 17, 2009] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned C-2 to develop a 44,994 square foot (gross) mixed-use structure; and

to accept the exemption pursuant to CEQA Statute Section 21090(b) of the State Statutes for the Implementation of the California Environmental Quality Act. The application involves AP Nos. 075-173-003 & 075-173-026, located at 6533 Trigo Road in the Isla Vista area, Third Supervisorial District.

ACTION: Approved the project with revisions to the Conditions of Approval.

Brooks/Brown

Vote: 5-0

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

2. **08LLA-00000-00005** **Welty Lot Line Adjustment** **Carpinteria**
Exempt, CEQA Section 15305(a) Alice McCurdy, Supervising Planner (805) 568-2518
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of John and Vera Welty to consider Case No. 08LLA-00000-00005, [application filed on May 15, 2008] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between three lots of 4.045, 5.07 and 11.64 acres to reconfigure into three lots of 5.06, 5.05 and 10.64 acres, on property located in the AG-I-10 Zone; and to accept the Exemption pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel Numbers 004-004-008, 004-004-006, and 004-004-040 & 004-004-039, located at 4508 Foothill Road, 4526 Foothill Road and 4630 Foothill Road, in the Carpinteria Area, First Supervisorial District.

ACTION: Approved the project with revisions to the Conditions of Approval and Notice of Exemption.

Cooney/Brown

Vote: 5-0
10 day appeal period; no fee required.
(Coastal Zone)

3. **99-DP-043**
72-CP-116 RV01 **Santa Barbara Botanic Garden Vital Mission Plan** **Mission Canyon**
07EIR-00000-00001 Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Ken Marshall, agent for the Santa Barbara Botanic Garden, to consider Case Nos. 72-CP-116 RV01 and 99-DP-043 [applications filed on February 26, 1999 and October 15, 1999] for a Revised Conditional Use Permit allowing continued operation of a botanic garden and incorporation of two parcels into the CUP in compliance with Section 35.82.060 of the County Land Use and Development Code, and approval of a Final Development Plan to expand the on-site facilities in compliance with Section 35.82.080 of the County Land Use and Development Code, on property zoned REC, AG-I-10, and 1-E-1; and to certify the Environmental Impact Report (07EIR-00000-00001) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: biological resources, cultural resources, fire hazards, geologic processes, noise, public facilities, transportation/circulation, and water resources. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP Nos. 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, -023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 08/05/09 and 09/02/09)

ACTION: Continued the item to the special hearing of October 26, 2009, at the request of the Commission.

Cooney/Blough

Vote: 5-0
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

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