



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of September 24, 2008
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
C.J. JACKSON	3rd District, Chair	123 East Anapamu Street
JOE H. VALENCIA	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Vice 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 Jessica Opland.
- III. **ROLL CALL:** Commissioner Brown was absent. Commissioner Valencia arrived at 9:11 a.m.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** John Thorndike commented on oil, water, gas and mineral rights and his intention to sell these options.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of September 10, 2008 were considered as follows:
ACTION: **Approved the Minutes of September 10, 2008, as revised.**
Cooney/Blough **Vote: 4-0 (Brown absent)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** John Baker, Director.
- XI. **STANDARD AGENDA:**

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|-----------|--|--|---------------|
| 1. | TM 14,740
08TRM-00000-00001
08AMD-00000-00005 | Hummel Village Phase II | Orcutt |
| | 06NGD-00000-00012 | Gary Kaiser, Supervising Planner (805) 934-6259
John Zorovich, Planner (805) 934-6297 | |

Hearing on the request of Lynn Simonsen to consider the following cases on property located in the DR zone:

- a) **08TRM-00000-00001 (TM 14,740)** [application filed on January 9, 2008] for approval of a Tentative Tract Map in compliance with County Code Chapter 21 to allow for conversion of twenty (20) two-bedroom suites to twenty (20) separate condominiums, on property zoned DR-4.6;
- b) **08AMD-00000-00005** [application filed May 21, 2008] for approval of an amendment to Permit No. 04DVP-00000-00041 to convert 20 bedroom suites to condominiums in compliance with Section 35.84.040 of the County Land Use and Development Code;

and to accept 06NGD-00000-00012 as adequate Environmental Review pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The Negative Declaration identified potentially significant, but mitigable impacts to geology/soils, flooding, archaeology, biology, aesthetics, noise, traffic and water resources. The ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara or 624 W. Foster Rd., Santa Maria. The application involves AP No. 107-270-049, located east of Hummel Drive in the Fourth Supervisorial District. (Continued from 09/10/08)

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

Valencia/Cooney

Vote: 3-0-1 (Brown absent/Blough abstained)
10 day appeal period; fee required.

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| 2. | 06GPA-00000-00009
07RZN-00000-00009
07TRM-00000-00003
07DVP-00000-00016 | Stoker Residential Project | Vandenberg Village |
| | 06NGD-00000-00011 | Alice McCurdy, Supervising Planner (805) 934-6256
Nathan Eady, Planner (805) 934-6261 | |

Hearing on the request of Mike Stoker, applicant and property owner, to consider the following:

- a) **06GPA-00000-00009** [application filed May 12, 2006] for approval to change the Comprehensive Plan's land use designation of 2.35 acres from Recreation/Open Space to Residential-8.0 and to change the land use designation of 0.47 acres from Recreation/Open Space to Residential-1.8;
- b) **07RZN-00000-00009** [application filed on May 21, 2007] for approval of a Zoning Map Amendment to change the Land Use and Development Code's zone district for 2.35 acres from Recreation to Design Residential (DR-6), and to change the zone district for 0.47 acres from Recreation to Residential, single-family (20-R-1);
- c) **07TRM-00000-00019** [application filed on May 21, 2007] for approval of a Tentative Tract Map in compliance with County Code Chapter 21 to subdivide a 2.82 acre site and create 16 new parcels: Lot Numbers 1, 2, and 11-14 at 2,368 square feet each; Lot

Numbers 3-9 at 2,952 square feet each; Lot 15 at 65,165 square feet; and Lot 16 at 20,478 square feet;

- d) **07DVP-00000-00016** [application filed on May 21, 2007] for approval of a Development Plan under the provisions of the DR zone district and in compliance with Section 35.82.080 of the County Land Use Development Code to develop 14 two-story, residential units;

and to approve the Mitigated Negative Declaration (08NGD-00000-00011) 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: Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding. The Mitigated Negative Declaration and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara or 624 W. Foster Rd., Santa Maria. The application involves AP No. 097-730-021, located on Oakhill Drive in the Recreation/Open Space zone district, in the Vandenberg Village area, Third Supervisorial District. (Continued from 09/10/08)

ACTION: Recommended Denial of the project.

Jackson/Valencia

**Vote: 3-0-1 (Brown absent/Blough abstained)
Appeal process not applicable.**

TM 14,430

08RMM-00000-00004

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| 3. | 08RVP-00000-00008 | Rice Ranch Recorded Map Modification | Orcutt |
| | 03-EIR-05 | | Gary Kaiser, Supervising Planner (805) 568-6259
John Zorovich, Planner (805) 934-6297 |

Hearing on the request of Jim LaLoggia of Rice Ranch Ventures, LLC, to consider Case Nos. 08RMM-00000-00004 [application filed on August 18, 2008] and 08RVP-00000-00008 [application filed on August 25, 2008] to modify Conditions # 19, 43, 109, 111 and 133 for TM 14,430 and 03DVP-00000-000012, in the REC zone district in compliance with Section 35.23.060 of the County Land Use and Development Code; and to accept 03-EIR-05 as adequate Environmental Review for Case Nos. 08RMM-00000-00004 and 08RVP-00000-00008 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 101-390-003, located at the southern terminus of Bradley Road, south of the existing Pine Grove Elementary School in Orcutt, Fourth Supervisorial District.

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

Valencia/Blough

**Vote: 4-0 (Brown absent)
10 day appeal period; fee required.**

TPM 14,614

07LLA-00000-00010

05TPM-00000-00010

07VAR-00000-00008

08NGD-00000-00017

**Flannery Lot Split and Lot Width Variance
and the Flannery/Neff Lot Line Adjustment**

Carpinteria

- | | | | |
|----|--|--|---|
| 4. | | | Carpinteria |
| | | | Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047 |

Hearing on the request of Brent Daniels and Tony Fischer, agents for the owners Susan Flannery and Lionel Neff, to consider the following:

- a) **07LLA-00000-00010** [application filed on September 12, 2007] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between two lots of 1.11 acres (Neff) and 6.71 acres (Flannery) to reconfigure into two lots of 1.50 acres (Neff) and 6.32 acres (Flannery), on property located in the 3-E-1 Zone;
- b) **05TPM-00000-00010 (TPM 14,614)** [application filed on April 29, 2005] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 6.32 acres into 2 lots of 3.30 acres (Parcel A) and 3.02 acres (Parcel B), on property zoned 3-E-1;
- c) **07VAR-00000-00008** [application filed on September 12, 2007] for a variance from the parcel width regulations in compliance with Section 35-173 of Article II, on property zoned 3-E-1, to allow a parcel with an average width of 200 feet instead of the required 210 feet; and

to approve the Negative Declaration (08NGD-00000-00017) 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, Cultural Resources, Geologic Processes, Noise and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara or 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. 001-101-024 & 001-101-025, addressed as 6977 & 6953 Shepard Mesa Road, located south of Shepard Mesa Road and northeast of Casitas Pass Road in the Carpinteria Area, First Supervisorial District.

ACTION: Approved the project, with revisions to the Staff Report and Conditions of Approval.

Cooney/Blough **Vote: 4-0 (Brown absent)**
10 day appeal period; fee required.

5.	08APL-00000-00012	Gerrity Appeal of SBAR Denial	Isla Vista
	Exempt, CEQA Section 15270	Peter Imhof, Supervising Planner (805) 568-2518 J. Ritterbeck, Planner (805) 568-3509	

Hearing on the request of the property owner, Mr. David Gerrity, to consider the Appeal No. 08APL-00000-00012 [application filed on March 14, 2008] of the South County Board of Architectural Review's decision to deny 07BAR-00000-00050, in compliance with Section 35-182 of the Article II, Coastal Zoning Ordinance, on property located in the SR-H-20 Zone; and to accept the Exemption pursuant to Section 15270 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 075-064-001, located at 6559 Segovia Road, Goleta, CA 93117, in the Isla Vista Master Plan area, Third Supervisorial District.

ACTION: Continued the item to the hearing of November 5, 2008, at the request of the Commission.

Blough/Cooney **Vote: 3-1 (Brown absent/Valencia no)**
Appeal process not applicable.

6. 07AMD-00000-00004 Gerrity Student Housing Addition Isla Vista
Exempt, CEQA Section 15270 Peter Imhof, Supervising Planner (805) 568-2518
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of the property owner, Mr. David Gerrity, to consider Case No. 07AMD-00000-00004 [application filed on March 23, 2007] for an Amendment to 01DVP-00000-00039 to allow construction of a new two-bedroom addition of 775 square feet to an existing 2,800 square foot student housing unit in compliance with Section 35-174.10.2 of the provisions of the Article II, on property currently zoned SR-H-20, Multiple/Student Residential and rezoned to MRD-35 in the Isla Vista Master Plan; and to accept the Exemption pursuant to Section 15270 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 075-064-001, located at 6559 Segovia Road, Goleta, CA 93117, in the Isla Vista Master Plan area, Third Supervisorial District.

ACTION: Continued the item to the hearing of November 5, 2008, at the request of the Commission.

Blough/Cooney

**Vote: 3-1 (Brown absent/Valencia no)
Appeal process not applicable.**

7. State Water Briefing Countywide
Matt Naftaly, Interim Water Agency Manager, County Water Agency (805) 568-3542

The County Planning Commission will receive a briefing on State Water, which will include: 1) a brief history of the SWP and local involvement; 2) project facilities; 3) local supply and reliability of SWP; and 4) current exchange and banking projects.

ACTION: Briefing presented by Matt Naftaly from the County Water Agency, Tom Fayram from County Flood Control and Bill Brennan from the Central Coast Water Authority. No action was taken.

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