



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of September 28, 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 Terry Contreras.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Steve Chase
- V. **PROJECTION REPORT:** Presented by Steve Chase.
- VI. **PUBLIC COMMENT:** Ann Crosby addressed the Commission regarding the future of the eastern Goleta Valley.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Cooney provided the Commission with a *Daily Appellate Report* regarding *Endangered Habitats League, Inc. vs. the County of Orange*.

Commissioner Montgomery inquired as to where is the County at with the 101 widening and what are the current efforts on emergency evacuation. Ron Cortez informed the Commission that he will invite Bruce Carter of the Office of Emergency Services to present the Commission on what is being planned.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Steve Chase informed the Commission on the reorganization of the north and south Development Review Divisions. Staff is going to be grouped into geographic based teams.
- IX. **MINUTES:** The Minutes of July 27, 2005, August 3, 2005, August 24, 2005 and September 7, 2005 were considered as follows:

ACTION: Continued the Minutes of July 27, 2005 to the hearing of October 12, 2005.
McGinnes/Montgomery Vote: 5-0

ACTION: **Approved the Administrative Agenda and Items C-1, 1 and 2 of the Minutes of August 3, 2005.**

Montgomery/McGinnes Vote: 5-0

ACTION: **Approved Items 3 and 4 of the Minutes of August 3, 2005.**

Cooney/McGinnes Vote: 3-0-2 (Montgomery/Boysen abstained)

ACTION: **Continued the Minutes of August 24, 2005 to the hearing of October 12, 2005.**

Montgomery/McGinnes Vote: 5-0

ACTION: **Approved the Minutes of September 7, 2005.**

Cooney/Montgomery Vote: 5-0

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by Dianne Meester, Assistant Director.

XI. **STANDARD AGENDA:**

Permit Streamlining Ordinance Amendments

1. **05ORD-00000-00012 Countywide Outside the Coastal Zone and Montecito**
Exempt, CEQA Sections 15061(b)(3) and 15378(b)(3) Noel Langle, Planner (805) 568-2009

The County Planning Commission will consider and make recommendations regarding the Permit Streamlining Ordinance Amendments to the Board of Supervisors on proposed revisions to Article III of Chapter 35 of the County Code, by amending:

05ORD-00000-00012 to amend Article III of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions), Division 4 (Zoning Districts), Division 10 (Permit Procedures) and Division 11 (Administration) to:

- Provide that applications for development on lots shown on subdivision maps approved after a certain date shall be processed as a Zoning Clearance instead of a Land Use Permit;
- Include new Zoning Clearance procedures and regulations;
- Revise the Public Notice procedures regarding the time and method of providing notice; and
- Revise the existing Appeals procedures in regards to who may appeal, grounds for appeals, rejection of appeals, scope of appeal hearings, decisions of the Board of Architectural Review that may be appealed, decisions of the Director that may be appealed, and jurisdiction on appeals of decisions of the Zoning Administrator and the County Planning Commission.

ACTION: **Recommended that the Board of Supervisor adopt the findings for approval, found that these amendments are categorically exempt from CEQA Guidelines and adopted the Ordinance Amendment, as revised.**

Cooney/Montgomery

Vote: 4-0 (McGinnes 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.

2. Cachuma Lake Water Resources

Rob Almy, Water Agency Manager (805) 568-3542

The Planning Commission will receive a report on Regional Water Supply, Water Supply Planning and Role of Cachuma Reservoir from the Water Agency Manager.

ACTION: Briefing only, therefore no action was taken.

3. 04CUP-00000-00010 05DVP-00000-00005 Verizon Wireless @ Tuckers Grove Park Goleta
Exempt, CEQA Section 15303 Tom Figg, Planner (805) 377-9116

Hearing on the request of Verizon Wireless to consider the following [application filed on February 9, 2005]:

- a) **04CUP-00000-00010** for a Major Conditional Use Permit allowing the installation of a telecommunications facility under the provisions of Article III;
- b) **05DVP-00000-00005** for a Development Plan under the provisions of Article III, for development of telecommunication facilities;

and to accept the Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The applicant involves AP No. 067-100-027, located near the intersection of Cathedral Oaks Road and North Turnpike Road, Santa Barbara area, Second Supervisorial District. (Continued from 6/1/05, 7/6/05 and 8/3/05)

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

McGinnes/Valencia

**Vote: 3-1 (Cooney no/Montgomery absent)
10 day appeal period; fee required.**

4. TPM 14,447 Rancho Danza Del Sol Lot Split Goleta
99-CP-059 and Commercial Horse Facility
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 and 9/14/05)

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

McGinnes/Valencia
absent)

Vote: 4-0 (Montgomery
10 day appeal period; fee required.

5. 101 in Motion Countywide

Matt Dobberteen, Alternative Transportation Manager (805) 568-3576

Staff will be presenting an overview of analysis and findings associated with the “101 in Motion” transportation planning project.

ACTION: Continued the briefing to the hearing of October 5, 2005.

McGinnes/Cooney

Vote of 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

Steve Chase
Secretary to the Planning Commission