



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of October 10, 2007
9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	County of Santa Barbara
CECILIA BROWN	2nd District	Betteravia Government Center
C.J. JACKSON	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District	Santa Maria, CA 93455
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 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 Jessica Opland.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **PRESENTATION OF RESOLUTION TO CINTIA MENDOZA:** Cintia Mendoza was presented with a resolution for her years of service with Planning and Development.
- V. **AGENDA STATUS REPORT:** Presented by Dianne M. Black.
- VI. **PROJECTION REPORT:** Presented by Dianne M. Black.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown will be on vacation from December 12th to December 23rd and will not be present for the December 12th Planning Commission hearing.

Commissioner Valencia commented on the smell near Allan Hancock College in Lompoc and would like someone to look into it.

Commissioner Cooney commented on Senate Bill 343, amending certain aspects of the Brown Act.
- IX. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- X. **MINUTES:** The Minutes of September 26, 2007 were considered as follows:

ACTION: **Approved the Minutes of September 26, 2007.**

Blough/Jackson **Vote: 5-0**
- XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** By Dianne M. Black.

XII. **STANDARD AGENDA:**

1.	07AGP-00000-00009 07RZN-00000-00011	Tremper Agricultural Preserve Contract and Rezone	Santa Maria
	Exempt, CEQA Sections 15317 and 15061(b)(3)	Alice McCurdy, Supervising Planner (805) 934-6256 Florence Trotter-Cadena, Planner (805) 934-6253	

Hearing on the request of Mike and Janis Tremper, to consider the following [application filed on July 12, 2007]:

- a) **07AGP-00000-00009** for creation of an Agricultural Preserve and entering into an Agricultural Preserve Contract with Santa Barbara County pursuant to the Williamson Act, Government Code Section 51200 et. seq. and the Santa Barbara County Uniform Rules;
- b) **07RZN-00000-00011** proposing to rezone 170 acres from U (Ordinance 661) to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development;

and to accept the Exemptions pursuant to 15317 and 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act. The site is identified as AP No. 131-030-048 and -049, located off Highway 166 (Pine Canyon), in the Santa Maria area, Fifth Supervisorial District.

ACTION: Recommended that the Board of Supervisors approve the project with revisions to the staff report and attachments, deleting Assessor's Parcel No. 131-030-048 from the request.

Blough/Valencia

Vote: 5-0

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.	07AGP-00000-00010 07RZN-00000-00012	Tremper Agricultural Preserve Contract and Rezone	Santa Maria
	Exempt, CEQA Sections 15317 and 15061(b)(3)	Alice McCurdy, Supervising Planner (805) 934-6256 Florence Trotter-Cadena, Planner (805) 934-6253	

Hearing on the request of Mike and Janis Tremper, to consider the following [application filed on July 12, 2007]:

- a) **07AGP-00000-00010** for creation of an Agricultural Preserve and entering into an Agricultural Preserve Contract with Santa Barbara County pursuant to the Williamson Act, Government Code Section 51200 et. seq. and the Santa Barbara County Uniform Rules;
- b) **07RZN-00000-00012** proposing to rezone 125 acres from U (Ordinance 661) to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development;

and to accept the Exemptions pursuant to 15317 and 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act. The site is identified as AP No. 147-100-064, located off Highway 166 at Wasioja Road, in the Cuyama area, Fifth Supervisorial District.

ACTION: Recommended that the Board of Supervisors approve the project.

Blough/Valencia

Vote: 5-0

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. **07APL-00000-00026** **Dahlstrom Appeal of Hemming Land Use Permit Approval** **Santa Ynez**
John Karamitsos, Supervising Planner (805) 934-6255
Brian Tetley, Planner (805) 934-6589

Hearing on the request of Mr. Chris Dahlstrom, appellant, to consider the Appeal, Case No. 07APL-00000-00026 [appeal filed on August 9, 2007] in compliance with Section 35.102 of the County Land Use and Development Code, of the Director's decision to approve Land Use Permit, Case No. 07LUP-00000-00536. The application involves AP No. 143-220-003, in the C-2 zone, located at 3630 Sagunto Street in the Santa Ynez area, Third Supervisorial District.

ACTION: Adopted the findings, denied the appeal 07APL-00000-00026, upholding Planning and Development's approval of 07LUP-00000-00536, and grant de novo approval of revised Land Use Permit 07LUP-00001-00536, with additional conditions.

Jackson/Brown

Vote: 5-0

10 day appeal period; fee required.

4. **07CUP-00000-00064** **Porcher Commercial Horse Boarding Operation**
07CUP-00000-00066 **and Detached Residential Second Unit** **Santa Ynez**
01-ND-40 Addendum John Karamitsos, Supervising Planner (805) 934-6255
Tammy Weber, Planner (805) 934-6254

Hearing on the request of Ray Severn, agent for the owners, Bill and Barbara Porcher, to consider the following [application filed on August 8, 2007]:

- a) **07CUP-00000-00064** for approval of a Conditional Use Permit in compliance with the Santa Barbara Land Use and Development Code (LUDC) Section 35.82.60, to allow a commercial horse boarding operation under the provisions of the AG-I-10 zone district;
- b) **07CUP-00000-00066** for approval of a Conditional Use Permit in compliance with the Santa Barbara Land Use and Development Code (LUDC) Section 35.82.60/35.42.230, to validate an existing Detached Residential Second Unit (DRSU) under the provisions of the AG-I-10 zone district;

and to approve the Addendum to the previous Negative Declaration 01-ND-40, pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original ND identified significant but mitigable effects in the following categories: aesthetic/visual and noise level impacts. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Road, Santa Maria. The application involves AP No. 141-121-014, located at 1410 Calzada Avenue in the Santa Ynez area, Third Supervisorial District.

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

Jackson/Brown

Vote: 5-0

10 day appeal period; fee required.

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

G:\GROUP\PC_STAFF\WP\PC\AGENDAS\PC AGD 2007\10-10-07MKD.DOC