



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of October 12, 2005
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
MARC MCGINNES	2nd District	Betteravia Government Center
PARKER MONTGOMERY	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Vice Chair	Santa Maria, CA 93455
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:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- V. **CANCELLATION OF OCTOBER 26, 2005 HEARING:**
ACTION: **Cancelled the hearing of October 26, 2005.**
McGinnes/Montgomery Vote: 5-0
- VI. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VII. **PUBLIC COMMENT:** John Thorndike informed the Commission of an article in the Montecito Journal regarding water prices doubling in Montecito.

Tom Ochsner addressed the Commission regarding Fire Department road design and fire hydrants conditions imposed on applicants which sometimes seem out of scale. Applicants feel they cannot meet these conditions and feel frustrated and confused.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Montgomery expressed his concerns regarding conditions imposed by the Fire Department and asked Mr. Ochsner to gather cases together and work with north and south Development Review staff and become involved in the Process Improvement Program and Conceptual Review Process to bring forth these issues from the very beginning. Commissioner Montgomery requested that the Chair direct staff to examine if this is occurring only on Woodstock Road in Santa Ynez.

Commissioner Valencia reported that he has a similar situation occurring off of Stillwell Road where a family wants to develop on their property but feel they cannot comply with Fire Department conditions. Commissioner Valencia also inquired on the annexation of property next to Orcutt Plaza.

Commissioner Montgomery requested for tables of projects at the early stages of consideration before being on track for development for the Santa Ynez area. Tables for each district will help to better serve the Board of Supervisors and their constituents.

IX. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Ron Cortez reported that the Fire Chief is aware of the issues at Woodstock Road and other developments in the County and is willing to work on these matters and in finding alternative ways to ensure public safety. The Fire Department will provide a briefing to the Commission on what is being worked on.

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Dianne Meester, Assistant Director, Planning and Development, via remote testimony.

XI. **STANDARD AGENDA:**

05ORD-00000-00014

1. **05ORD-00000-00015** Regional Board of Architectural Reviews Countywide
Exempt, CEQA Section 15061(b)(3) Noel Langle, Planner (805) 568-2009

The County Planning Commission will consider and make recommendations regarding the Board of Architectural Review process to the Board of Supervisors on proposed amendments to Article II, the Coastal Zoning Ordinance, and Article III, the Inland Zoning Ordinance, of Chapter 35 of the County Code, by amending:

- a) **05ORD-00000-00014** to amend Article II of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions), Division 4 (Zoning Districts), Division 5 (Overlay Districts), Division 7 (General Regulations), Division 10 (Nonconforming Structures and Uses), Division 11 (Permit Process), and Division 12 (Administration); and
- b) **05ORD-00000-00015** to amend Article III of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions), Division 4 (Zoning Districts), Division 5 (Overlay Districts), Division 7 (General Regulations), Division 9 (Nonconforming Structures and Uses), Division 10 (Permit Procedures), and Division 11 (Administration);

to amend the existing definitions, zone district standards, overlay district standards, general regulations, standards regarding nonconforming structures and uses, permit procedures, and administrative procedures regarding proposed revisions to the Board of Architectural process.

ACTION: **Recommended that the Board of Supervisors adopt the findings, find that the amendment is statutorily exempt from CEQA and adopt the resolution for Ordinance Nos. 05ORD-00000-00014 and 05ORD-00000-00015.**

Montgomery/Valencia

Vote: 4-1 (McGinnes no)

The Planning Commission’s recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore, the appeal process is not applicable.

**03TRM-00000-00001
TM 14,617**

2. **03DVP-00000-00045** Orcutt Creek (Key Site 10) Orcutt
95-EIR-01, Addendum Steve Rodriguez, Planner (805) 682-3413

Hearing of the request of Glenn Rider, agent for the owner, Cameron Financial Group, to consider the following [application filed on June 18, 2003]:

- a) **03TRM-00000-00001/TM 14,617** for approval under County Code Chapter 21 to divide 9.29 acres into 17 parcels (including one open space parcel) ranging from 10,180 square feet to 3,3176 square fee (and one open space parcel of 184,436 square feet) in the PRD 1.8 Zone District under Article III;
- b) **03DVP-00000-00045** for approval of a Final Development Plan to develop sixteen single family detached residences, infrastructure, and associated amenities under the provisions of Article III of the PRD 1.8 Zone District;

and accept the Addendum to Environmental Impact Report 95-EIR-01 pursuant to 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 EIR identified significant effects on the environment in the following categories: Visual Resources, Air Quality, Biological Resources, Fire Protection, Flooding/Drainage, Geologic Processes, Noise, Public Services, Traffic/Circulation and Water Resources. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. . The application involves AP No. 103-740-016 located at 5301 South Bradley Road, Orcutt area, Fourth Supervisorial District.

ACTION: Continued the item to the hearing of November 9, 2005.

Valencia/Cooney

Vote: 5-

0

Appeal process not applicable.

3.

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: Briefing only, therefore 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

Steve Chase
Secretary to the Planning Commission