



# COUNTY OF SANTA BARBARA

---

## PLANNING COMMISSION MARKED AGENDA

Hearing of October 20, 2010  
9:00 a.m.

---

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Chair	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Vice-Chair	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District	(805) 568-2000 (Planning & Development)

**TV COVERAGE ANNOUNCEMENT:** *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBT) 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 CSBT Channel 20.*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** by David Villalobos.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** John Thorndike spoke to taxes pertaining to his Toro Canyon property.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- IX. **CONCEPTUAL REVIEW:**

<b>09DVP-00000-00019</b>	<b>Conceptual Review of Mattei's Tavern</b>	
<b>CR-1. 09CUP-00000-00023</b>	<b>Development Plan and Conditional Use Permit</b>	<b>Los Olivos</b>
	Zoraida Abresch, Supervising Planner (805) 934-6585	
	John Zorovich, Planner (805) 934-6297	

Hearing on the request by Steve Welton of Suzanne Elledge Planning and Permitting, for Santa Rita Land & Vine, LLC, for Conceptual Review by the County Planning Commission of the Mattei's Tavern Development Plan (09DVP-00000-00019) and Conditional Use Permit (09CUP-00000-00023) [applications filed on June 1, 2009]. The project is located at the north east corner of Railway Avenue and Nojoqui Road on AP Nos. 135-073-003, -005, 135-064-002, -011, -021, in the Los Olivos area, Third Supervisorial District.

**ACTION:** At the Planning Commission hearing of October 20, 2010, comments were made by individual Planning Commissioners.

X. **STANDARD AGENDA:**

1. **10DET-00000-00001** **SC Zone Use Determination** **Goleta**  
Exempt, CEQA Section 15162(b)(3) Petra Leyva, Supervising Planner (805) 568-2071  
Kimberly McCarthy, Planner (805) 568-2005

Hearing on the request of Rick Wells, Wells Properties to consider Case No. 10DET-00000-00001 [application filed on September 9, 2010] for a Planning Commission Use Determination pursuant to Section 35.82.190 of the Santa Barbara County Land Use and Development Code, that a beauty supply store is similar in nature and character to the other permitted uses in the SC (Shopping Center) zone and therefore should be considered an allowable use in compliance with Section 35.24.070 of the Santa Barbara County Land Use and Development Code; and to determine that the project is exempt from CEQA pursuant to Section 15162(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 065-040-035 located at 4850 Hollister Avenue in the Goleta area, Second Supervisorial District.

**ACTION: Approved the project.**

**Brown/Blough** **Vote: 5-0**  
**10 day appeal period; fee required.**

2. **07CUP-00000-00077** **Clearwire Facility at County Transfer Station** **Goleta**  
Exempt, CEQA Section 15303 Anne Almy, Supervising Planner (805) 568-2053  
Megan Lowery, Planner (805) 568-2517

Hearing on the request of the agent, Jay Higgins, on behalf of the applicant, Clearwire LLC, to consider Case No. 07CUP-00000-00077, [application filed on October 5, 2007] for a Conditional Use Permit allowing the construction and operation of an unmanned wireless telecommunications facility, in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned REC; and to determine the project is exempt from CEQA pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 059-140-023, located at 4417 Calle Real, in the Goleta area, Second Supervisorial District.

**ACTION: Dropped the item from the Standard Agenda, at the request of the applicant.**

**Brown/Brooks** **Vote: 5-0**  
**Appeal process not applicable.**

3. **Briefing on the Status of Coastal Commission Recommended**  
**Modifications to County Land Use and Development Code** **Countywide**  
Dianne Black, Director, Development Services (805) 568-2000  
Noel Langle, Planner (805) 568-2067

Staff will provide a briefing to the County Planning Commission of the current status of the California Coastal Commission staff's recommended modifications to the County Land Use and Development Code. (Continued from 6/02/10)

**ACTION: The Commission received a briefing on current status of the California Coastal Commission staff's recommended modifications to the County Land Use and Development Code from Dianne Black and Noel Langle from the Planning and Development Department. 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](http://www.sbcountyplanning.org)**

---

Dianne M. Black  
Secretary to the Planning Commission

G:\GROUP\PC\_STAFF\WP\PC\AGENDAS\PC AGD 2010\10-20-10MKD.DOC