



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of November 1, 2006
9:00 a.m.

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

REMOTE TESTIMONY: Persons may address the Planning Commission by using the remote video testimony system located at the Betteravia Government Center, Board of Supervisors' Conference Room, 511 East Lakeside Parkway, Santa Maria.

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 Terry Contreras.
- III. **ROLL CALL:** All Commissioners were present
- IV. **AGENDA STATUS REPORT:** Presented by Dianne Meester Black.
- V. **PROJECTION REPORT:** Presented by Dianne Meester Black.
- VI. **PUBLIC COMMENT:** None
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None
- IX. **MINUTES:** The Minutes of October 11, 2006 were considered as follows:
ACTION: **Approved the Minutes of October 11, 2006.**
Brown/Smyser **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY**
Presented by John Baker, Director, Planning and Development.

XI. **STANDARD AGENDA:**

1. **03CUP-00000-00092**
03RPP-00000-00004 **Bee Rock Quarry Expansion** **Santa Ynez**

06EIR-00000-00002 Anne Almy, Supervising Planner (805) 568-2053
Tina Ryder, Planner (805) 568-2001

Hearing on the request of David J. White, Manager for Granite Construction to consider the following [application filed on December 31, 2003]:

- a) **03CUP-00000-00092** for a revised Conditional Use Permit allowing expansion to a quarry mine, involving an increase in the annual production rate, revising operational characteristics; under the provisions of Article III Zoned AG-100;
- b) **03RPP-00000-00004** for approval of a Reclamation Plan adding nine acres to the total area to be mined and amending the existing Reclamation Plan to include the new area Zoned AG-100 under Article III;

and to certify the Environmental Impact Report, 06EIR-00000-00002 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant, unavoidable adverse effects on the environment are anticipated in the following categories: Air Quality, and Biological Resources. Potentially significant but mitigable effects on the environment are anticipated in the following categories: Geologic Resources, Biological Resources, Water Quality and Cultural Resources. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The EIR 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. 141-290-029 and -056, Santa Ynez area, Third Supervisorial District.

ACTION: **Conceptually approved the project with revisions to Conditions of Approval (03CUP-00000-00092) and continue final approval of the project to January 10, 2007 to allow time for State review of the conceptually approved revised permit and reclamation plan.**

Boysen/Brown

**Vote: 4-0 (Smyser recused)
Appeal process not applicable.**

2. **01TPM-00000-00016**
04DVP-00000-00040 **Pulver Lot Split** **Goleta**

06NGD-00000-00007 Anne, Almy Supervising Planner, (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Isaac Romero, agent for the owner David Pulver, to consider the following [application filed on August 2, 2001]:

- a) **01TPM-00000-00016** for approval under the County Code, Chapter 21 to divide 1.90 acres into 4 parcels of 14,131 square feet, 23,646 square feet, 12,960 square feet and 32,248 square feet in the DR-1.8 zone district under Article III;
- b) **04DVP-00000-00040** for approval of a Final Development Plan under the provisions of Article III of the DR-1.8 Zone District, to demolish a detached residential second unit and develop two new single-family dwellings (SFD) for a total of three SFDs (one existing) on

site as well as a common open space area to be maintained in common and shared by the residential lots resulting from approval of 01TPM-00000-00016;

and to approve the Negative Declaration, 06NGD-00000-00007 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, Geologic Processes, Noise 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 Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP No. 065-240-021, located at 4860 Vieja Drive, Goleta area, Second Supervisorial District.

ACTION: Continue the item to the hearing of December 6, 2006 to resolve road issues.

Brown/Cooney

Vote: 5-0

Appeal process not applicable.

3. **06APL-00000-00034** **Bosshardt Appeal of Land Use Permit Denial** **Santa Ynez**
John Karamitsos, Supervising Planner, (805) 934-6255
Shelley Ingram, Planner (805) 934-6264

Hearing on the request of Curt Moniot, agent, to consider Case No. 06APL-00000-00034, [application filed on September 8, 2006], to consider the appeal of the Planning and Development Department's decision to deny Land Use Permit 06LUP-00000-00245, for a two story single family dwelling and garage with second story Detached Residential Second Unit in the 10-R-1 Zone District under Article III. The application involves AP No. 143-400-017, located at 3457 Willow Street, Santa Ynez area, Third Supervisorial District.

ACTION: Continue the item to the hearing of January 3, 2007 to give staff time to review applicant's examples of neighborhood consistency and also referred the project to CBAR.

Smyser/Brown

Vote: 5-0

Appeal process not applicable.

4. **Goleta Valley Community Plan Update** **Goleta**
Exempt, CEQA Section 15262 Derek Johnson, Project Manager (805) 568-2072

Hearing on the request of the County Executive Office to receive and review *GVC 20/20 A Comprehensive Vision for the Eastern Goleta Valley* prepared by the Goleta Vision Committee, forward the document to the Board of Supervisors and accept the Notice of Exemption pursuant to CEQA Section 15262, project involving only feasibility or planning studies for possible future actions.

ACTION: Forward to the Board of Supervisors to receive and file Goleta Valley Community Plan Update 20/20.

Brown/Smyser

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.

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org

Dianne Meester Black
Secretary to the Planning Commission