COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of November 5, 2008
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
C.J. JACKSON	3rd District, Chair	123 East Anapamu Street
JOE H. VALENCIA	4th District	Santa Barbara, CA 93101
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 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. **AGENDA STATUS REPORT:** by Dianne M. Black.

V. **PROJECTION REPORT:** by Dianne M. Black.

VI. **PUBLIC COMMENT:** Tom Figg thanked the Commission for their role in the Santa Barbara Ranch project.

VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.

VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.

IX. **MINUTES:** The Minutes of October 17, 2008 were considered as follows:

ACTION: Approved the Minutes of October 17, 2008.

Brown/Cooney Vote: 5-0

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** John Baker, Director.

XI. **STANDARD AGENDA:**

1. 08APL-00000-00012 Gerrity Appeal of SBAR Denial Isla Vista

Exempt, CEQA Section 15270

Peter Imhof, Supervising Planner (805) 568-2518
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of the property owner, Mr. David Gerrity, to consider the Appeal No. 08APL-00000-00012 [application filed on March 14, 2008] of the South County Board of Architectural Review's decision to deny 07BAR-00000-00050, in compliance with Section 35-182 of the Article II, Coastal Zoning Ordinance, on property located in the SR-H-20 Zone; and

to accept the Exemption pursuant to Section 15270 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 075-064-001, located at 6559 Segovia Road, Goleta, CA 93117, in the Isla Vista Master Plan area, Third Supervisorial District. (Continued from 09/24/08)

ACTION: Continued to the Special Hearing of November 13, 2008, at the request of the Commission.

Jackson/Blough **Vote: 5-0**
Appeal process not applicable.

2. 07AMD-00000-00004 Gerrity Student Housing Addition Isla Vista

Exempt, CEQA Section 15270 Peter Imhof, Supervising Planner (805) 568-2518
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of the property owner, Mr. David Gerrity, to consider Case No. 07AMD-00000-00004 [application filed on March 23, 2007] for an Amendment to 01DVP-00000-00039 to allow construction of a new two-bedroom addition of 775 square feet to an existing 2,800 square feet student housing unit in compliance with Section 35-174.10.2 of the provisions of the Article II, on property currently zoned SR-H-20, Multiple/Student Residential and rezoned to MRD-35 in the Isla Vista Master Plan; and to accept the Exemption pursuant to Section 15270 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 075-064-001, located at 6559 Segovia Road, Goleta, CA 93117, in the Isla Vista Master Plan area, Third Supervisorial District. (Continued from 09/24/08)

ACTION: Continued to the Special Hearing of November 13, 2008, at the request of the Commission.

Jackson/Blough **Vote: 5-0**
Appeal process not applicable.

3. 08APL-00000-00030 Arias Appeal of the Bronstad SBAR Approval Goleta

Exempt, CEQA Section 15301(e) Peter Imhof, Supervising Planner (805) 568-2518
Eric Gage, Planner (805) 568-2002

Hearing on the request of Raymond Arias to consider the appeal, Case No. 08APL-00000-00030, [application filed on September 2, 2008] of the South Board of Architectural Review's decision to grant preliminary approval of the project, 08BAR-00000-00071 in compliance with Section 35.82.070 of the County Land Use and Development Code, on a property zoned 15-R-1, to allow for the partial demolition the existing 750 square foot one-story residence and construct a two-story residence of approximately 2,718 square foot and an attached 484 square foot two-car garage; and to accept the Exemption pursuant to Section 15301(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 061-061-016, located at 4656 Vista Buena, in the Goleta Community Plan area, Second Supervisorial District.

ACTION: Adopted the required findings for approval of Case No. 08BAR-00000-00071, as revised in the staff memorandum, dated November 4, 2008; denied the appeal, Case No. 08APL-00000-00030, thereby upholding the approval of the South County Board of Architectural Review; and granted de novo approval of Case No. 08BAR-00000-00071.

Blough/Valencia **Vote: 3-2 (Brown/Cooney no)**
10 day appeal period; fee required.

4. 08APL-00000-00031 08APL-00000-00032 — Appeals of CBAR and Planning and Development Denials of Bean Blossom Lot X New Residence, Guesthouse and Accessory Structures — Gaviota

June Pujo, Supervising Planner (805) 568-2056
Allen Bell, Planner (805) 568-2033

Hearing on the request of Christopher Jacobs, agent for Bean Blossom LLC, to consider the appeals, Case Nos. 08APL-00000-00031 and 08APL-00000-00032 [appeals filed September 17 and September 18, 2008, respectively], of the Central Board of Architectural Review's decision to deny preliminary approval of the project, Case No. 03BAR-00000-00164, and the Planning and Development Department's decision to deny the Coastal Development Permit for the new single-family residence, guest house, driveway and other accessory structures, Case No. 02CDP-00000-0023, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property located in the AG-II-100 and AG-II-320 zones. The application involves AP No. 081-210-047, located at 14000 Calle Real in the Gaviota Area, Third Supervisorial District.

ACTION: **Adopted the required findings for denial of the project, Case Nos. 02CDP-00000-00023 and 03BAR-00000-00164; denied the appeals, Case Nos. 08APL-00000-00031 and 08APL-00000-00032; and denied the project, Case Nos. 02CDP-00000-00023 and 03BAR-00000-00164.**

Jackson/Brown **Vote: 3-2 (Blough/Valencia no)**
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

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