



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Special Hearing of November 29, 2006  
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice Chair
CECILIA BROWN	2nd District
DAVID SMYSER	3rd District
JOE H. VALENCIA	4th District, Chair
JACK BOYSEN	5th District

County of Santa Barbara  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, CA 93101  
805 568-2000 (Planning & Development)

**TV COVERAGE ANNOUNCEMENT:** *The special hearing of November 29, 2006 will be televised live on County Santa Barbara Television (CSBTV) Channel 20 at 9:00 a.m. in the South Coast, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of this special hearing will be on Friday, December 1, 2006 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. **PUBLIC COMMENT:** None.
- V. **MINUTES:** The Minutes of November 1, 2006 and November 8, 2006 were considered as follows:
  - ACTION:** **Approved the Minutes of November 1, 2006.**  
Brown/Cooney **Vote: 5-0**
  - ACTION:** **Approved the Minutes of November 8, 2006, as revised.**  
Brown/Cooney **Vote: 5-0**
- VI. **CONSENT AGENDA ITEMS AND PROCEDURE:**

**C-1. 06GOV-00000-00029 Isla Vista Parking Lot Project Isla Vista**  
June Pujo, Supervising Planner, (805) 568-2056  
Dan Gullett, Planner (805) 568-2002

Hearing on the request of Don Grady, General Services Department, to consider Case No. 06GOV-00000-00029 [application filed on October 31, 2006], for a determination that the acquisition of real property for the purpose of developing a surface parking lot is consistent with the Comprehensive Plan including the Coastal Land Use Plan of the County of Santa Barbara, pursuant to Government Code Section 65402(a). The application involves AP Nos. 075-111-006 and -014, located at 881 El Embarcadero Del Mar, Isla Vista area, Third Supervisorial District.

**ACTION:** **Determined the project to be consistent with the Comprehensive Plan including the Coastal Land Use Plan.**  
Smyser/Brown **Vote: 5-0**  
**Appeal process not applicable.**

VII. **STANDARD AGENDA:**

1. **06CUP-00000-00019** **Gernert Commercial Horse Boarding and Training Facility** **Santa Ynez**  
Exempt, CEQA Section 15301 John Karamitsos, Supervising Planner, (805) 934-6255  
Shelly Ingram, Planner (805) 934-6264

Hearing on the request of James E. Gernert, owner, to consider Case No. 06CUP-00000-00019 [application filed on April 12, 2006], for a Major Conditional Use Permit allowing the legalization of an existing horse boarding and training facility, to include the training of riders under Section 35-315.5.2.u of Article III Zoned AG-I-10; and to accept the Exemption pursuant to Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 141-060-020, located at 1988 North Refugio Road, Santa Ynez area, Third Supervisorial District. (Continued from 9/19/06)

**ACTION: Approved the project with revisions to the staff report and conditions of approval.**

**Smyser/Brown**

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

2. **04APL-00000-00007** **Capone Appeal of Gabbert New Driveway** **Toro Canyon**  
Anne Almy, Supervising Planner (805) 568-2053  
Tina Ryder, Planner (805) 568-2001

Hearing on the request of Peter Capone, appellant, to consider the Appeal 04APL-00000-00007 [appeal filed on March 24, 2004], of the Planning and Development Department's decision to approve Coastal Development Permit Case No. 03CDP-00000-00048, to remove and relocate an existing private access road of approximately 220 feet long and 14 feet wide, including the quitclaiming of the existing access easement and replacement with recordation of a new access easement to maintain access rights for neighboring properties, in the 1-E-1 Zone District under Article II. The application involves AP Nos. 005-030-021 and -027, located at 576 Freehaven Drive, Toro Canyon area, First Supervisorial District.

**ACTION: Dropped the item from the agenda to a future rescheduled and renoticed hearing if appropriate.**

**Cooney/Boysen**

**Vote: 5-0**  
**Appeal process not applicable.**

3. **Ad Hoc Agricultural Housing Update** **Countywide**  
Ron Cortez, Deputy County Administrator (805) 568-3400

The Planning Commission will receive an update on the Ad Hoc Agricultural Housing Committee's outstanding issues and provide direction, as appropriate.

**ACTION: Accepted the recommendations in the memorandum dated November 15, 2006, as revised at the hearing of November 29, 2006.**

**Boysen/Cooney**

**Vote: 5-0**

**ACTION: Recommended that the Board of Supervisors return the Uniform Rules to the Planning Commission for further review in public sessions.**

**Smyser/Brown**

**Vote: 4-1 (Boysen 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.**

4. **IV Master Plan Adoption** **Isla Vista**  
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Jamie Goldstein, Deputy Director, Redevelopment Agency, (805) 884-8050  
Jeff Lindgren, Planner (805) 568-2069

Hearing on the request of the County Executive Office to receive and review the Isla Vista Master Plan, and at a future meeting, make necessary findings and forward recommendations to the Board of Supervisors regarding adoption of the Isla Vista Master Plan, the EIR, and associated Isla Vista-specific changes to the County Comprehensive Plan, Goleta Community Plan, Coastal Zoning Ordinance and the Isla Vista Project Area Redevelopment Plan.

**ACTION: Dropped the item from the agenda to a future rescheduled and renoticed hearing.**

**Smyser/Brown**

**Vote: 5-0**  
**Appeal process not applicable.**

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)

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Dianne Meester Black  
Secretary to the Planning Commission