



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of December 6, 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)

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:** John Thorndike addressed the Commission regarding his lawsuit against the California Department of Fish and Game.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Cooney addressed the Commission regarding a Court of Appeals case in Los Angeles where a suite was filed regarding length of meetings and placement of public comment at the end of meetings.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Dianne Meester Black, Assistant Director, Planning and Development.
- X. **STANDARD AGENDA:**

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| | Cogeneration Facilities Zoning | |
| 1. | 06ORD-00000-00019 Ordinance Amendment | Countywide |
| | Exempt, CEQA Section 15060(c) | Kevin Drude, Supervising Planner (805) 568-2519
John Day, Planner (805) 568-2045 |

Hearing on the request of Planning and Development to consider a proposed amendment to Santa Barbara County Land Use and Development Code Chapter 35.58 (Cogeneration Facilities – Inland Area); and to accept the Exemption pursuant to Section 15060(c) of the State

Guidelines for Implementation of the California Environmental Quality Act. The proposed amendment would exempt cogeneration facilities within certain oil and gas land uses from Chapter 35.58.

ACTION: Recommended that the Board of Supervisors adopt the findings, find that the amendments are categorically exempt from CEQA and adopt 06ORD-00000-00019.

Brown/Boysen

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.

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| 2. | 01TPM-00000-00016 | Pulver Lot Split | Goleta |
| | 04DVP-00000-00040 | | |
| | 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. (Continued from 11/1/06)

ACTION: Continued item to the hearing of January 3, 2007, with direction to staff to work on the road maintenance agreement.

Brown/Cooney

Vote: 5-0

Appeal process not applicable.

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| 3. | 06APL-00000-00012 | Robbins Appeal of Markey
Guest House | Carpinteria |
| | | | June Pujó, Supervising Planner (805) 568-2056
Julie Harris, Planner (805) 568-3518 |

Hearing on the request of Jim and Susan Robbins, appellants, to consider the Appeal 06APL-00000-00012 [appeal filed on March 13, 2006], of the Planning and Development Department's decision to approve Coastal Development Permit 06CDP-00000-00010 for the construction of a

new approximately 732 sq. ft. guest house, in the 1-E-1 Zone District under Article II. The application involves AP No. 001-150-042, located at 7400 Shepard Mesa Road, Carpinteria area, First Supervisorial District.

ACTION: Approved the project and denied the appeal.

Cooney/Smyser

Vote: 5-0

10 day appeal period; no fee required (Coastal Zone).

**4. Zoning Clearances Following Conditional
Use Permits and Development Plan Approvals Workshop Countywide**

Noel Langle, Planner (805) 568-2009

Pat Saley, Planner (805) 568-2000

The County Planning Commission will participate in a workshop to review and give staff direction on proposed revisions to Article 35.8, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, relating to Conditional Use Permit and Development Plan Approvals.

ACTION: Dianne Meester Black, Assistant Director and Pat Saley presented a workshop on proposed revisions to the Santa Barbara County Land Use and Development Code, relating to Conditional Use Permit and Development Plan Approvals. Workshop only therefore no action was taken.

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

Dianne Meester Black
Secretary to the Planning Commission