



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA

Hearing of December 7, 2011  
9:00 a.m.

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

**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 David Villalobos.
- III. **ROLL CALL:** Commissioner Valencia was absent.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** John Thorndike spoke to litigation pertaining to his Toro Canyon property.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **MINUTES:** The Minutes of October 26, November 2, November 9, and November 16, 2011 were considered as follows:

**ACTION:** **Approved the Minutes of October 26, 2011.**

**Brooks/Brown** **Vote: 4-0 (Valencia absent)**

**ACTION:** **Approved the Minutes of November 2, 2011.**

**Brooks/Brown** **Vote: 4-0 (Valencia absent)**

**ACTION:** **Approved the Minutes of November 9, 2011.**

**Blough/Brown** **Vote: 4-0 (Valencia absent)**

**ACTION:** **Continued review of the Minutes of November 16, 2011 to the hearing of December 14, 2011.**

**Brown/Blough** **Vote: 4-0 (Valencia absent)**

IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

X. **CONSENT AGENDA ITEMS AND PROCEDURE:**

**C-1** **11GOV-00000-00015** **Rice Ranch Public Open Space and Trail**  
**Easement Acquisition Government Code Consistency** **Orcutt**  
John Karamitsos, Supervising Planner (805) 934-6255

Hearing on the request of Planning & Development, Parks, and General Services Departments, to consider case no. 11GOV-00000-00015, application filed on November 18, 2011, for a determination that the proposed acquisition by dedication to the County of 1) 306 acres of open space in fee, and 2) public trail easements – all within the boundaries of the Rice Ranch Specific Plan (Orcutt Community Plan Key Site 12) – is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(a). The site is identified as Assessor Parcel Numbers 101-380-001, -002, and -003; 101-390-001; and 101-400-001, -002, and -003, located south of Rice Ranch Road, in the Orcutt area, Fourth Supervisorial District. (Continued from 12/05/11)

**ACTION:** **Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402(a).**

**Blough/Brooks** **Vote: 4-0 (Valencia absent)**  
**Appeal process not applicable.**

XI. **STANDARD AGENDA:**

**10DVP-00000-00019**  
**10CUP-00000-00033** **Santa Barbara Student Housing**  
**1. 10CDP-00000-00082** **Cooperative Change of Use** **Isla Vista**  
Exempt, CEQA Section 15303 Kevin Drude, Supervising Planner (805) 568-2519  
Allen Bell, Planner (805) 568-2033

Hearing on the request of the Peikert Group Architects, LLP, representing the Santa Barbara Student Housing Cooperative, to consider the following:

- a) **10DVP-00000-00019** [application filed December 9, 2010] for a Development Plan in compliance with Section 35-174 of the Coastal Zoning Ordinance to convert an office building of approximately 7,641 square-feet (gross) into a dormitory-style student housing facility with 12 bedrooms on property zoned High Density Student Residential, with Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback and a storage shed and two bicycle racks in the front setbacks;
- b) **10CUP-00000-00033** [application filed September 15, 2010] for a Minor Conditional Use Permit in compliance with Section 35-172 of the Coastal Zoning Ordinance for a meeting room for non-profit organizations within the proposed student housing facility, with Conditional Use Permit modifications to the parking regulations to allow a parking space in one of the front setbacks and to reduce the required number of parking spaces or, alternatively, allow a combination of on-site and off-site parking in order to provide the required number of parking spaces;
- c) **10CDP-00000-00082** [application filed September 16, 2010] for a Coastal Development Permit in compliance with Section 35-169 of the Coastal Zoning Ordinance for the proposed student housing facility and meeting room;

and to determine that the project is exempt from CEQA pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The applications involve AP No. 075-020-037, located at 777 Camino Pescadero, in the Isla Vista Area, Third Supervisorial District. (Continued from 8/17/11 and 10/19/11)

**ACTION: Approved the project with revisions to the Staff Report and Conditions of Approval.**

**Brooks/Brown**

**Vote: 4-0 (Valencia absent)**

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

2. **Sansum at Foothill Centre Development Courtesy Review Santa Barbara**  
Allison DeBusk, Planner, City of Santa Barbara (805) 564-5470 ext. 4552

This item is a courtesy review of a proposal to construct a 60,000 square foot medical center for Sansum Clinic at the southwest corner of Foothill Road and Cieneguitas Road in Santa Barbara (APN's 059-160-023 and 059-160-017; 4.08 acres). Sansum's planned uses include an outpatient surgery center and a medical clinic. The center would operate on weekdays and would include parking for 226 vehicles. The proposal includes landscaping and amenities such as patios, fountains, and benches. The purpose of the hearing is to allow the County Planning Commission and County residents the opportunity to provide comments to the City of Santa Barbara regarding this development proposal. Although the project site is within the County of Santa Barbara, it is also within the City of Santa Barbara's Sphere of Influence and is being processed by the City. **No formal action will be taken at this hearing.**

**ACTION: The Planning Commission received a courtesy review from and provided comments to Allison DeBusk, Planner, City of Santa Barbara. 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)

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Dianne M. Black  
Secretary to the Planning Commission