



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of December 14, 2005  
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
MARC MCGINNES	2nd District	Betteravia Government Center
PARKER MONTGOMERY	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Vice Chair	Santa Maria, CA 93455
JACK BOYSEN	5th District, Chair	(805) 568-2000 (Planning & Development)

**TV COVERAGE ANNOUNCEMENT:** *Planning Commission Hearings are televised live on Government Access Television (GATV) 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 GATV Channel 20.*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Cintia Mendoza.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Zoraida Abresch.
- V. **PROJECTION REPORT:** Presented by Zoraida Abresch.
- VI. **PUBLIC COMMENT:** John Thorndike addressed the Commission regarding EIRs for gated communities.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner McGinnes was presented with a resolution for his service as Second District Commissioner.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Luis Perez, Energy Specialist, Energy Division briefed the Commission on upcoming telecommunication cell sites in 2006.
- IX. **MINUTES:** The Minutes of July 27, 2005, August 24, 2005, September 14, 2005, September 28, 2005, October 5, 2005, October 12, 2005, November 2, 2005 and November 9, 2005 were considered as follows:

**ACTION:** **Approved the Minutes of July 27, 2005.**

Montgomery/Cooney                      **Vote: 4-0-1 (McGinnes abstained)**

**ACTION:** **Continued the Minutes of August 24, 2005 to the hearing of January 4, 2006.**

Boysen/Montgomery                      **Vote: 5-0**

**ACTION:** **Approved the Minutes of September 14, 2005, as revised.**

Valencia/McGinnes                      **Vote: 4-0-1 (Montgomery abstained)**

**ACTION: Approved the Minutes of September 28, 2005.**

**Valencia/McGinnes Vote: 5-0**

**ACTION: Approved the Minutes of October 5, 2005 and October 12, 2005.**

**Cooney/McGinnes Vote: 5-0**

**ACTION: Approved the Minutes of November 9, 2005, as revised.**

**Cooney/Montgomery Vote: 5-0**

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**  
Presented by Dianne Meester, Assistant Director, Planning and Development, via remote testimony, Ron Cortez, Deputy County Executive Officer, via remote testimony, and Steve Mason, Deputy Director, Administrative Division, via remote testimony.

XI. **STANDARD AGENDA:**

1. **05RMM-00000-00005 Providence Landing Lompoc**

01EIR-00000-00003 Larry Appel, Supervising Planner (805) 934-6261

Hearing on the request of Capital Pacific Homes, to consider Case No. 05RMM-00000-00005 [application filed on October 25, 2005] to modify Condition #65 of TM 14,487 to extend construction hours from Monday-Friday until 5:00 p.m. and to add Saturday hours from 8:30 a.m. – 5:00 p.m.; and to accept the Environmental Impact Report, 01EIR-00000-00003 as adequate environmental review for the project pursuant to Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 097-371-021, located south of and adjacent to Vandenberg Village, Third Supervisorial District. (Continued from 11/9/05)

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

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

2. **04TPM-00000-00002 Kaslow/Clay Lot Split Ballard**

05NGD-00000-00024 Adam Baughman, Planner (805) 934-6263

Hearing on the request of Brett Jones, agent for the applicants, Aben Kaslow and Jeff Clay to consider 04TPM-00000-00002 [application filed on January 27, 2004] for approval under County Code Chapter 21 to divide 11.16 acres into two parcels of 5.6 acres and 5.56 acres in the AG-I-5 Zone District under Article III; and to approve the Negative Declaration, 05NGD-00000-00024 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, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Noise and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The ND is also available for review at the Solvang Library, 1745 Mission Drive, Solvang, CA, the Santa Ynez Library, 3598 Sagunto, Santa Ynez, CA, the Los Olivos Library, 2374 Alamo Pintado Road, Los Olivos, CA and the UCSB Library, Santa Barbara, CA. The application involves AP No. 137-070-018, located at 2600 Baseline Avenue, Ballard area, Third Supervisorial District.

**ACTION: Approved the project.**

**Valencia/McGinnes Vote: 3-2 (Cooney/Montgomery**

no)

**10 day appeal period; fee required.**

**Dunn School 20 Year Master**

- 3. 04RVP-00000-00018 Plan Conditional Use Permit Revision Los Olivos**  
05NGD-00000-00023 Adam Baughman, Planner (805) 934-6263

Hearing on the request Urban Planning Concepts, agents for Dunn School, to consider a revision to permit No. 79-CP-47 AM01 to 04RVP-00000-00018 [application filed on September 28, 2004]; and to approve the Negative Declaration, 05NGD-00000-00023 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, Biological Resources, Fire Protection, Historic Resources, Noise, Traffic and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The ND is also available for review at the Solvang Library, 1745 Mission Drive, Solvang, CA and the UCSB Library, Santa Barbara, CA. The application involves AP Nos. 135-250-048 and 135-250-053, located at 2555 Hwy 154, in the Los Olivos area, Third Supervisorial District.

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

**Montgomery/Valencia**

**Vote: 5-0**

**10 day appeal period; no fee required.**

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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Steve Chase  
Secretary to the Planning Commission