



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA

Hearing of January 3, 2007
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)

REMOTE TESTIMONY: *Persons may address the Planning Commission by using the remote video testimony system located at the Betteravia Government Center, Board of Supervisors' Conference Room, 511 East Lakeside Parkway, Santa Maria.*

Items will be heard in the order listed on the agenda unless the Planning Commission changes the order of the agenda or the item is to be continued. Estimated discussion times allocated for each project are shown following the project descriptions. These estimated times are approximate.

At 9:00 a.m., during the Agenda Status Report, the Planning Commission will determine which items will be continued. Applicants/Agents are expected to be present to represent their items when they come up on the agenda. In the absence of representation the Commission will decide whether to continue it to a future date. A fee must be paid for a Planning Commission hearing continuance requested by the applicant. Please call your planner or accounting at (805) 568-2003 to determine the amount due. Upon receipt of the fee a hearing date will be scheduled. Any questions pertaining to individual projects should be directed to the designated planner.

The Planning Commission Chairperson will announce when public testimony can be given for the applications on the agenda. Please be aware that the Commission will consider testimony on both the project and the related environmental document. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate on the speaker slips and in your testimony which portion of the project you will be addressing in your comments.

Photos, slides, videos, models or other physical items presented as evidence during a hearing shall be retained by the Hearing Support Staff until the expiration of all applicable appeal periods.

If you challenge the projects 01TPM-00000-00016, 04DVP-00000-00040, 06APL-00000-00034, 06RZN-00000-00006, 06CUP-00000-00029 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence to the Planning Commission at, or prior to the public hearing, Government Code Section 65009.

All final decisions of the Planning Commission on private development projects may be appealed to the Board of Supervisors by the applicant or any interested person adversely affected by such decision. Appeals may be filed in writing to the Santa Barbara County Board of Supervisors within ten (10) calendar days of the date of the action by the Planning Commission. If an appeal is filed there is a \$443 fee for both non-applicants and owner/applicant appeals. For developments which are appealable to the Coastal Commission under Sec. 35-182.4.2, no appeal fee will be charged. Appeals and accompanying fees must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements.

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBT) 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 CSBT Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** *by Terry Contreras.*

- III. **ROLL CALL:** *by Terry Contreras.*
- IV. **AGENDA STATUS REPORT:** *Presented by Dianne Meester Black.*
- V. **APPOINTMENT OF THE 2007 PLANNING COMMISSION CHAIR AND FIRST VICE CHAIR**
- VI. **APPOINTMENT OF THE 2007 PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**
- VII. **PROJECTION REPORT:** *Presented by Dianne Meester Black.*
- VIII. **PUBLIC COMMENT:** *Public Comment period is set aside to allow public testimony on items **not** on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair. Total time allocated for public comment is 15 minutes.*
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** *Individual Commissioners may present brief reports on planning issues, such as seminars, meetings and literature that would be of interest to the public and/or Commission, as a whole.*
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** *(1) Status of active projects. (2) Report on progress for projects in construction phase. (3) General Planning Issues.*
- XI. **MINUTES:** The Minutes of December 6, 2006 and December 13, 2006 will be considered.
- XII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY**
- XIII. **STANDARD AGENDA:**

1.	01TPM-00000-00016 04DVP-00000-00040 <hr/> 06NGD-00000-00007	Pulver Lot Split	Goleta 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 [applications 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 and 12/6/06) (Estimated time: 1.5 hours)

2. **06APL-00000-00034** **Bosshardt Appeal of Land Use Permit Denial** **Santa Ynez**
John Karamitsos, Supervising Planner, (805) 934-6255
Shelley Ingram, Planner (805) 934-6264

Hearing on the request of Curt Moniot, agent, to consider Case No. 06APL-00000-00034, [application filed on September 8, 2006], to consider the appeal of the Planning and Development Department's decision to deny Land Use Permit 06LUP-00000-00245, for a two story single family dwelling and garage with second story Detached Residential Second Unit in the 10-R-1 Zone District under Article III. The application involves AP No. 143-400-017, located at 3457 Willow Street, Santa Ynez area, Third Supervisorial District. (Continued from 11/1/06) (Estimated time: 1.5 hours)

3. **06RZN-00000-00006** **Vasquez Ranch Zoning Map Amendment**
06CUP-00000-00029 **and Agricultural Employee Dwelling** **Gaviota**
Exempt, CEQA Sections 15061(b)(3) and 15301 June Pujo, Supervising Planner, (805) 568-2056
Dan Gullett, Planner (805) 568-2002

Hearing on the request of Jennifer Foster, agent for the owners, Adam Gooch and Nathan Korman, to consider the following [applications filed on August 23, 2006]:

- a) **06RZN-00000-00006** proposing to rezone a 3.00 acre lot (APN 081-240-033), and a 414.72 acre lot (APN 081-240-039), in compliance with Section 35.104 of the County Land Use & Development Code from Unlimited Agriculture (U) under Zoning Ordinance No. 661 to Agriculture II, 100-acre minimum lot area (AG-II-100);
- b) **06CUP-00000-00029** for a Conditional Use Permit to validate three existing agricultural employee dwellings in compliance with Section 35.82.060 of the County Land Use & Development Code on APN 081-240-039;

and to accept the Exemption pursuant to Sections 15061(b)(3) and 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The applications involve AP Nos. 081-240-039 and 081-240-033, located at 610 Calle Equestre, in the Gaviota area, Third Supervisorial District. (Estimated time: 1 hour)

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