



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA

Hearing of January 4, 2006
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
VACANT	2nd District	Engineering Building, Room 17
PARKER MONTGOMERY	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Vice Chair	Santa Barbara, CA 93101
JACK BOYSEN	5th District, Chair	(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 **05RZN-00000-00008, 05CUP-00000-00036, 05ORD-00000-00016, 05ORD-00000-00017, 05ORD-00000-00019, 05ORD-00000-00021** 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 fee of \$435 for non-applicants and a fee of \$2,000 for 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 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 Terry Contreras.*
- III. **ROLL CALL:** *by Terry Contreras.*
- IV. **AGENDA STATUS REPORT:** *Presented by Cintia Mendoza.*
- V. **APPOINTMENT OF THE 2006 PLANNING COMMISSION CHAIR AND FIRST VICE CHAIR**
- VI. **APPOINTMENT OF THE 2006 PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**
- VII. **PROJECTION REPORT:** *Presented by Cintia Mendoza.*
- 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 August 24, 2005 (continued from 9/14/05, 9/28/05, 11/2/05 and 12/14/05), November 2, 2005, November 28, 2005, November 30, 2005, December 14, 2005 and December 15, 2005 will be considered.
- XII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY**
- XIII. **STANDARD AGENDA:**

1.	05RZN-00000-00008 05CUP-00000-00036	Rockwell Farm Employee Dwelling and Rezone	Goleta
	Exempt, CEQA Section 15305		Peter Lawson, Planner (805) 568-2021

Hearing on the request of Eva Turenchalk, agent for the owners, Jeff Rockwell and Angela Walters to consider the following [application filed on June 20, 2005]:

- a) **05RZN-00000-00008** proposing to rezone 7.23 acres from 40-AL under Ordinance 661 to AG-II-40 under the provisions of Santa Barbara County Code Chapter 35 of Article III;
- b) **05CUP-00000-00036** for a Conditional Use Permit allowing an existing single family dwelling to be designated as a farm employee dwelling under the provisions of Article III Zoned AG-II-40;

and to accept the Exemption pursuant to Section 15305 of the State Guidelines for implementation of the California Environmental Quality Act. The application involves AP No. 153-340-044, Goleta area, Second Supervisorial District. (Estimated time: 1 hour)

2. **05ORD-00000-00016**
05ORD-00000-00017 **Noticing Amendments** **Countywide**
Exempt, CEQA Sections 15061(b)(3) Dianne Meester, Assistant Director (805) 568-2000
& 15265 Pat Saley, Planner, (805) 568-2000

The County Planning Commission will consider and make recommendations regarding the Noticing Revisions Ordinance Amendments to the Board of Supervisors on proposed revisions to Articles II and III of Chapter 35 of the County Code:

- a) **05ORD-00000-00016** to amend Article II of Chapter 35 of the Santa Barbara County Code by amending Division 5 (Overlay Districts), Division 7 (General Regulations), Division 9 (Oil and Gas Facilities), Division 10 (Nonconforming Structures and Uses), Division 11 (Permit Procedures), and Division 12 (Administration) to amend the noticing procedures regarding the timing and provision of mailed and posted notice for proposed development;
- b) **05ORD-00000-00017** to amend Article III of Chapter 35 of the Santa Barbara County Code by amending Division 5 (Overlay Districts), Division 7 (General Regulations), Division 8 (Energy Facilities), Division 9 (Nonconforming Structures and Uses), Division 10 (Permit Procedures), and Division 11 (Administration) to amend the noticing procedures regarding the timing and provision of mailed and posted notice for proposed development. (Estimated time: 1 hour)

3. **05ORD-00000-00019** **Appeals Process Ordinance Amendments** **Countywide**
Exempt, CEQA Sections 15061(b)(3) Dianne Meester, Assistant Director (805) 568-2000
& 15265 Pat Saley, Planner, (805) 568-2000

The County Planning Commission will consider and make recommendations regarding the Appeals Process Ordinance Amendments to the Board of Supervisors on proposed revisions to Article II of Chapter 35 of the County Code:

- a) **05ORD-00000-00019** to amend Article II of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions), Division 5 (Overlay Districts), Division 6 (Parking Regulations), Division 7 (General Regulations), Division 9 (Oil and Gas Facilities), Division 10 (Nonconforming Structures and Uses), Division 11 (Permit Procedures) and Division 12 (Administration) to revise the existing Appeals procedures in regards to who may appeal, grounds for appeal, rejection of appeals, scope of appeal hearings, decisions of the Board of Architectural Review that may be appealed, decisions of the Director that may be appealed, and jurisdiction on appeals of decisions of the Zoning Administrator and the Planning Commission. (Estimated time: 1 hour)

4. **05ORD-00000-00021** **Orcutt Pilot Program** **Orcutt Community Plan Area**
Exempt, CEQA Sections 15061(b)(3) Dianne Meester, Assistant Director (805) 568-2000
Pat Saley, Planner (805) 568-2000

The County Planning Commission will consider and make recommendations regarding the Orcutt Pilot Program to the Board of Supervisors on proposed revisions to Article III of Chapter 35 of the County Code:

- a) **05ORD-00000-00021** to amend Article III of Chapter 35 of the Santa Barbara County Code by amending Division 15 (Overlay Districts) to add the new Orcutt Pilot Program Permitting Procedures which also incorporates by reference the Orcutt Pilot Program Checklist as Appendix F of Article III. (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

Steve Chase
Secretary to the Planning Commission