



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA

Hearing of February 1, 2012
9:00 a.m.

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

Written comments are welcome. All letters should be addressed to the Santa Barbara County Planning Commission, 123 East Anapamu Street, Santa Barbara, CA 93101. Letters, with nine copies, and computer materials, e.g. PowerPoint presentations, should be filed with the secretary of the Planning Commission no later than 12:00 P.M. on the Monday before the Planning Commission hearing. The decision to accept late materials will be at the discretion of the Planning Commission.

The public has the opportunity to comment on any item on today's Administrative, Consent, Conceptual or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Planning Commission Chairperson will announce when public testimony can be given. Please be aware that the Commission will consider testimony on both the project and the related environmental document.

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 (01GPA-00000-00009, 01RZN-00000-00015, 08DVP-00000-00012, 09TRM-00000-00001, 09RDN-00000-00001, 11GOV-00000-00012, 11ORD-00000-00017, 11ORD-00000-00018, 11GPA-00000-00004, 11ORD-00000-00034, 11RZN-00000-00003, 11DVP-00000-00004, 11CDP-00000-00041) 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.

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the County Planning Commission and that are distributed to a majority of all of the members of the County Planning Commission prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the County Planning Commission and that are distributed to a majority of all of the members of the County Planning Commission during the meeting shall be available for public inspection at the back of the hearing room, at 123 E. Anapamu Street, 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.

- c) approval of a Development Plan to develop 135 residential units and common area facilities, in compliance with Section 35.82.080 of the County Land Use and Development Code;
- d) approval of a Vesting Tentative Map to divide 26 acres into 70 lots of varying sizes to accommodate 135 dwelling units, public and private roads, and common open space areas, in compliance with County Code Chapter 21;
- e) the naming of proposed private and public roads which will serve the proposed parcels, in compliance with Chapter 35.76 of the County Land Use and Development Code; and
- f) to determine that the land exchange is consistent with the Comprehensive Plan in compliance with Government Code Section 65402(a); and
- g) to certify the Environmental Impact Report (11EIR-00000-00002) 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, Geologic Processes, Hazardous Materials, Historic Resources, Land Use, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding.

The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara and on our website at www.sbcountyplanning.org. The application involves AP Nos. 069-100-006, -051, -054, and -057, located at 555 Las Perlas Drive in the Goleta area, Second Supervisorial District. (Continued from 10/19/11, 10/26/11, 12/05/11, and 01/11/12) (Estimated Time: 2 hrs.)

11ORD-00000-00017

2. **11ORD-00000-00018 Mobilehome Park Closure Ordinance** **Countywide**
Exempt, CEQA Section 15061(b)(3) Jeff Hunt, Director, Long Range Planning (805) 568-2072
Paul Clementi, Planner (805) 568-2011

Hearing on the request of the Planning and Development Department that the Planning Commission:

- a) **11ORD-00000-00017.** Adopt a resolution recommending that the Board of Supervisors adopt an ordinance (Case No. 11ORD-00000-00017) amending Article 35.8, Planning Permit Procedures, Article 35.10, Land Use and Development Code Administration, and Article 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code;
- b) **11ORD-00000-00018.** Adopt a resolution recommending that the Board of Supervisors adopt an ordinance (Case No. 11ORD-00000-00018) amending Division 2, Definitions, Division 7, General Regulations, and Division 12, Administration, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code;

and to determine that the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The proposed ordinances establish the process by which a mobilehome park within the unincorporated County may be closed, as well as the relocation assistance the applicant shall provide to displaced residents. (Continued from 12/14/11) (Estimated Time: 2 hrs.)

11GPA-00000-00004

11ORD-00000-00034

11RZN-00000-00003

11DVP-00000-00004

- 3. 11CDP-00000-00041** **Housing Authority of Santa Barbara**
County Pescadero Lofts Apartment Project **Isla Vista**
03-EIR-08 Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of John Polanskey of the Housing Authority of Santa Barbara County to consider Case Nos. 11GPA-00000-00004, 11ORD-00000-00034, 11RZN-00000-00003, 11DVP-00000-00004, and 11CDP-00000-00041 [applications filed on June 24, 2011] proposing:

- a) To amend the Santa Barbara County Coastal Land Use Plan by changing the Land Use Designation from RES-20 to RES-30;
- b) Approval of an ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code, by amending Section 35-77.6 to create a new density category of SR-H-30 (30 dwelling units per gross acre), and to limit lots zoned SR-H-30 to those that provide 100% affordable housing projects;
- c) To rezone 0.82 acres from SR-H-20 to SR-H-30 in compliance with Section 35-180 of the Article II Coastal Zoning Ordinance;
- d) Approval of a Final Development Plan in compliance with Section 35-174 and a Coastal Development Permit in compliance with Section 35-169 to develop an apartment complex totaling 33 residential apartments and common area facilities; and

to determine that the previously certified EIR (03-EIR-08) is adequate environmental review pursuant to CEQA Statute Section 21090(b) of the State Statutes for the Implementation of the California Environmental Quality Act. The application involves AP No. 075-020-005, located at 761 Camino Pescadero, in the Isla Vista area, Third Supervisorial District. (Estimated Time: 1.5 hrs.)

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org

Dianne M. Black
Secretary to the Planning Commission