



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION AGENDA

Hearing of February 2, 2011  
9:00 a.m.

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

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**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.*

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*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 (11GOV-00000-00001, 10DVP-00000-00004, 10CDP-00000-00023, 10CUP-00000-00005, 10CDP-00000-00024, or 07TPM-00000-00012) 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.*

**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:** *by David Villalobos.*
- IV. **INTRODUCTION TO SANTA BARBARA COUNTY EXECUTIVE OFFICER CHANDRA L. WALLAR**
- V. **AGENDA STATUS REPORT:** *The Planning Commission Secretary will report on the status of the items on today's agenda.*
- VI. **PROJECTION REPORT:** *The Planning Commission Secretary will provide a summary of the Planning Commission's Agenda Projection Report, including upcoming projects, briefings, and workshops.*
- VII. **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.*
- VIII. **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.*
- IX. **MINUTES:** The Minutes of January 19, 2011 will be considered.
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** *The Director of Planning and Development will report on items of general interest to the Planning Commission and members of the public, including items that have been or will be considered by the Santa Barbara County Board of Supervisors.*
- XI. **CONSENT AGENDA ITEMS AND PROCEDURE:** *These projects routinely do not require applicant presentations, staff reports, or extensive public comment. Applicants should be present. The public is invited to comment if they wish*

- San Antonio Creek Lane**
- C-1. **11GOV-00000-00001**      **Vacation Government Code Consistency**      **Goleta**  
Anne Almy, Supervising Planner (805) 568-2053  
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Jeff Havlik, agent for Santa Barbara County Public Works Department, to consider case number 11GOV-00000-00001, [application filed on January 10, 2011], for a determination that vacation of San Antonio Creek Lane is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a). This site is identified as running along the eastern boundary of AP Nos. 059-040-013, -017, -018, -019, and -020, located between Tuckers Grove and Via Los Santos Road in the Goleta area, Second Supervisorial District.

**XII. CONCEPTUAL REVIEW:**

<b>10DVP-00000-00004</b>		
<b>10CDP-00000-00023</b>	<b>Conceptual Review of Rosenbaum</b>	
<b>10CUP-00000-00005</b>	<b>New Single Family Dwelling, Accessory</b>	
<b>CR-1. 10CDP-00000-00024</b>	<b>Structures/Uses and Farm Employee Dwelling</b>	<b>Summerland</b>

Anne Almy, Supervising Planner (805) 568-2053  
Julie Harris, Planner (805) 568-3518

Hearing on the request of Chris Price, agent for the owner, Daniel Rosenbaum, for Conceptual Review by the County Planning Commission of the following:

- a) **10DVP-00000-00004/10CDP-00000-00023** [application filed on March 10, 2010] in compliance with Section 35-174 of the Article II Coastal Zoning Ordinance, for one new 32,483 square foot structure located in the northern portion of the lot to include the following uses: a new single family dwelling of approximately 8,315 square feet, garage/farm equipment storage area of approximately 8,186 square feet, guesthouse with outdoor kitchen of approximately 780 square feet, cabana of approximately 390 square feet, clubhouse/gym of approximately 524 square feet, farm office of approximately 1,744 square feet, outdoor storage of approximately 101 square feet and unconditioned spaces/terraces of approximately 8,587 square feet. The structure also includes a swimming pool of approximately 2,140 square feet, hot tub of approximately 279 square feet and rainwater collection system of approximately 1,437 square feet. In addition, a tennis court of 7,620 square feet is also proposed. The south wall of the court would be an 11-foot high infinity edge/waterfall forming the north wall of the swimming pool above. A 9 to 11 foot high wall would enclose the tennis court on the remaining three sides. A remotely-located detached gazebo of 460 square feet is also proposed. The project also includes a proposed farm employee dwelling (below). Approximately 8,200 cubic yards of cut and 8,200 cubic yards of fill would be required; and
- b) **10CUP-00000-00005 / 10CDP-00000-00024** [application filed on March 10, 2010], in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, for a new farm employee dwelling of approximately 1,006 square feet located in the northwest corner of the lot. Approximately 20 cubic yards of cut and 20 cubic yards of fill would be required.

The following structures currently exist on the parcel: a single family dwelling of approximately 5,300 square feet to be demolished and a horse stable and corral of approximately 1,300 square feet to remain. The application involves AP No. 005-030-040, zoned AG-I-20, located at 498/500 Freehaven Drive in the Summerland area, First Supervisorial District. (Estimated Time: 1.5 hrs.)

**XIII. STANDARD AGENDA:**

<b>1. 07TPM-00000-00012</b>	<b>Castro Lot Split</b>	<b>Goleta</b>
<b>10NGD-00000-00028</b>	Anne Almy, Supervising Planner (805) 568-2053 J. Ritterbeck, Planner (805) 568-3509	

Hearing on the request of Maruja Grundstrom, agent for the property owner Javier Castro, to consider Case No. 07TPM-00000-00012, [application filed on October 1, 2007] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21, to divide a single existing parcel which is 4.21-acres gross and 4.11-acres net, on property zoned 1-E-1 into four parcels; and to adopt the Negative Declaration 10NGD-00000-00028 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:

aesthetic/visual, air quality, biological resources, cultural resources, fire protection, geologic processes, land use, noise, public facilities, transportation/circulation, and water resources/flooding. The mitigated Negative Declaration (ND) and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The ND is also available for review at the Goleta Public Library, 500 North Fairview Avenue, Goleta. The application involves AP No. 059-440-020, located at 1150 San Antonio Creek Road, in the Goleta Community Plan area, Second Supervisorial District. (Estimated Time: 45 min.)

**2. Telecommunications Ordinance Briefing Countywide**  
Anne Almy, Supervising Planner (805) 568-2053  
Megan Lowery, Planner (805) 568-2517

The Planning and Development Department will provide information to the County Planning Commission regarding proposed amendments to the telecommunications ordinance that are currently being developed by Planning and Development Department staff. These amendments address the Board of Supervisors directive to (1) require public hearings for Tier 1 facilities; (2) increase public noticing; and (3) establish requirements for coverage and alternative siting information. In addition to these changes staff is also proposing changes that would bring the County's Commercial Telecommunications Ordinance into compliance with recent Federal and State requirements and changes in the telecommunications industry. (Estimated Time: 1.0 hr.)

**3. Briefing on Approved Projects Countywide**  
Dianne Black, Development Services Director (805) 568-2000

Staff will provide a briefing on the status of construction of approved projects. (Estimated Time: 20 min.)

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