



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA

Hearing of April 1, 2009
9:00 a.m.

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

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 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 09TEX-00000-00004, 08CUP-00000-00024, 08DVP-00000-00009, 08CUP-00000-00016 or 08CDP-00000-00137 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 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, and also on the County's website at <http://www.sbcountyplanning.org>.

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 Jessica Opland.*
- III. **ROLL CALL:** *by Jessica Opland.*
- IV. **AGENDA STATUS REPORT:** *by Dianne M. Black.*
- V. **PROJECTION REPORT:** *by Dianne M. Black.*
- VI. **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.*
- VII. **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.*
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** *(1) Status of active projects. (2) Report on progress for projects in construction phase. (3) General Planning Issues.*
- IX. **MINUTES:** The Minutes of March 4, 2009 and March 11, 2009 will be considered.
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY**
- 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.*

- C-1. **09TEX-00000-00004 St. Athanasius Orthodox Church Time Extension Goleta**
Addendum to 05EIR-00000-00011 Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Jonathan Leech, agent for the owner, St. Athanasius Orthodox Church, to consider Case No. 09TEX-00000-00004 [application filed on February 4, 2009] for a two year time extension to five years from the date of project approval and minor modifications to three conditions of approval, for Case No. 01CUP-00000-00152 in compliance with Section 35.84.030 of the County Land Use and Development Code on property zoned AG-I-10; and to accept the Addendum to Environmental Impact Report (05EIR-00000-00011) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original EIR identified significant effects on the environment in the following categories: Agricultural Resources, Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Fire Protection, Geological Resources, Land Use, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The application involves AP No. 071-140-072, located at 5441 Hollister Avenue, in the Goleta area, Second Supervisorial District.

- XII. **STANDARD AGENDA:**
 - 1. **08CUP-00000-00024 T-Mobile Telecommunications Facility at Harris Grade Lompoc**
Addendum to 98-ND-039 Peter Imhof, Supervising Planner (805) 568-2518
Megan Lowery, Planner (805) 568-2517

Hearing on the request of Scott Dunaway to consider Case No. 08CUP-00000-00028 [application filed on April 28, 2008] for a Conditional Use Permit allowing a telecommunications facility in compliance with Section 35.82.060 of the County Land Use and Development Code, on property

zoned U; and to approve the Addendum to Negative Declaration (98-ND-039) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this request. The original ND identified significant but mitigable effects on the environment in the following categories: Archeological Resources, Geological Resources and Aesthetics. The Addendum to the ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The Addendum to the ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP No. 099-010-056, located at 4675 Harris Grade Road, in the Lompoc area, Third Supervisorial District. (Estimated Time: 30 mins.)

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| 2. | <p>08DVP-00000-00009
 08CUP-00000-00016
 08CDP-00000-00137
 09NGD-00000-00003</p> | <p>Carpinteria Valley Farms Agricultural
 Storage Building/Recreational Polo Use</p> | <p>Carpinteria</p> |
| | | <p>Peter Imhof, Supervising Planner (805) 568-2518
 Sarah Clark, Planner (805) 568-2059</p> | |

Hearing on the request of Mr. Brent Daniels, agent for the owner, Patrick M. Nesbitt, to consider the following:

- a) **08DVP-00000-00009** [application filed on March 6, 2008] for a Final Development Plan in compliance with Section 35-174 of Article II, on property zoned AG-I-20, for a new 4,410 square foot agricultural storage building and for as-built structures including a 19,579 square foot single-family dwelling and basement, a 941 square foot guest house, a 904 square foot pool house, a 781 square foot attached garage, a 1,119 square foot detached garage, and a 10,911 square foot barn and office building with two attached 1,288 square foot agricultural employee dwellings;
- b) **08CUP-00000-00016** [application filed on March 6, 2008] for a Major Conditional Use Permit in compliance with Section 35-172 of Article II, on property zoned AG-I-20, for use of an existing agricultural field for joint use as a recreational, non-regulation private polo matches and training;
- c) **08CDP-00000-00137** [application filed on July 30, 2008] for a Coastal Development Permit in compliance with Section 35-169 of Article II, on property zoned AG-I-20, for development proposed under 08DVP-00000-00009 and 08CUP-00000-00016, including a new 4,410 square foot agricultural storage building and use of an existing field for recreational, non-regulation private polo matches and training;

and to approve the Negative Declaration (09NGD-00000-00003) 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, Cultural Resources, Noise, Transportation/Circulation, and Water Resources/Flooding. The application involves AP No. 005-210-056, located at 2800 Via Real in the Summerland Area, First Supervisorial District. (Estimated Time: 2.5 hours)

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

Dianne M. Black
Secretary to the Planning Commission

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