



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA

Hearing of April 25, 2007
9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
DAVID SMYSER	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.

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 **05DVP-00000-00022**, **06TRM-00000-00001**, **06RDM-00000-00001** 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 (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 Terry Contreras.*
- III. **ROLL CALL:** *by Terry Contreras.*
- IV. **AGENDA STATUS REPORT:** *Presented by Dianne M. Black.*
- V. **PROJECTION REPORT:** *Presented 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 April 11, 2007 will be considered.
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY**
- XI. **STANDARD AGENDA:**

	Rose/Cal-Orchid Greenhouses	
1. 05DVP-00000-00022	Development Plan	Goleta
07NGD-00000-00001	Anne Almy, Supervising Planner, (805) 568-2053 Alex Tuttle, Planner (805) 884-6844	

Hearing on the request of Raymond Appleton, agent for the owners, James and Lauris Rose, to consider Case No. 05DVP-00000-00022, [application filed on July 25, 2005] for approval of a Development Plan in compliance with Section 35-174 of the Article II Coastal Zoning Ordinance, on property zoned AG-I-10, to permit and legalize approximately 39,000 square feet of existing unpermitted greenhouse and shade house structures; and to approve the Negative Declaration, 07NGD-00000-00001 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: Water Resources. 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. 065-290-026, located at 1251 Orchid Drive, in the Goleta area, Second Supervisorial District. (Estimated time: 1 hour)

2.	06TRM-00000-00001	Park Hill Estates	
	06RDN-00000-00001	Subdivision and Road Naming	Santa Barbara
	06NGD-00000-00001		Anne Almy, Supervising Planner, (805) 568-2053 Natasha Heifitz-Campbell, Planner (805) 962-0030

Hearing on the request of Susan McLaughlin, agent the applicant, DHL Realty, to consider the following [applications filed on January 4, 2006]:

- a) **06TRM-00000-00001** for approval under County Code Chapter 21 to divide an approximately 14.36 acre parcel into 12 parcels of approximately 1 acre each and open space of approximately 2.2 acres in the 1-E-1 Zone under Article III;
- b) **06RDN-00000-00001** for approval of two proposed private roads, in the 1-E-1 Zone; which will serve proposed parcels currently addressed off Via Los Santos in compliance with Section 35.76 of the County Land Use and Development Code;

and to approve the Tiered Negative Declaration, 06NGD-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: Aesthetics, Biology, Cultural Resources, Fire Safety, Geology, Land Use, Water Resources, and Short-term Traffic. The certified Goleta Community Plan Program EIR further identified significant, unavoidable, adverse cumulative impacts under Community Plan buildout related to fire hazards from development in the foothills and biological impacts, including loss of foraging habitat, when undeveloped lands are converted to urban uses. The ND, the Goleta Community Plan Program EIR and all other documents referenced therein 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 Street, Santa Barbara and on the County Planning & Development website: www.sbcountyplanning.org, under the Recent Updates, Park Hill Estates. The application involves AP No. 059-290-041, located at 4700 Via Los Santos, in the Goleta area, Second Supervisorial District. (Estimated time: 2.5 hours)

3.	County Noticing Procedures Briefing	Countywide
	Dianne Meester Black, Assistant Director (805) 568-2000	

The County Planning Commission will receive a briefing on current noticing procedures for ministerial, discretionary and coastal permits and provide input to staff on suggested changes or enhancements to the noticing procedures. (Estimated time: 45 min.)

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