



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA

Hearing of June 20, 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 (12GOV-00000-00012, 12APL-00000-00007, or 12GPA-00000-00002) 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. **AGENDA STATUS REPORT:** *The Planning Commission Secretary will report on the status of the items on today's agenda.*
- V. **PROJECTION REPORT:** *The Planning Commission Secretary will provide a summary of the Planning Commission's Agenda Projection Report, including upcoming projects, briefings, and workshops.*
- 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. **MINUTES:** The Minutes of June 6, 2012 will be considered.
- IX. **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.*
- X. **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. 12GOV-00000-00012 Santa Barbara County Fire Department Helicopter Hoist Simulator Santa Ynez
John Karamitsos, Supervising Planner (805) 934-6255
Tammy Weber, Planner (805) 934-6254

Hearing on the request of Ray Navarro, Santa Barbara County Fire Department, to consider Case No. 12GOV-00000-00012, [application filed on May 8, 2012], for a determination that the proposed helicopter hoist simulator which would aid County rescue crews in training for scenario based helicopter rescue operations is in conformity with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(a). The application involves AP No. 141-440-002, located at 900 Airport Road, in the Santa Ynez Area, Third Supervisorial District.

XI. STANDARD AGENDA:

1. 12GPA-00000-00002 Golden Inn General Plan Amendment Initiation Santa Ynez
Zoraida Abresch, Supervising Planner (805) 934-6585
Gary Kaiser, Planner (805) 934-6259

Request by the Rona Barrett Foundation, property owner, for initiation of a General Plan Amendment process (12GPA-00000-00002) [application filed April 12, 2012] to change the Land Use Designation from Single Family Residential 1.0 units/acre to Residential 30 units/acre; Residential 12.3 units/acre; and General Commercial to allow for an assisted living

facility for seniors; and affordable independent housing for seniors and non-seniors. The application involves AP No. 141-380-014, located at the intersection of Highway 246 and Refugio Road in the Santa Ynez area, Third Supervisorial district. (Estimated Time: 1 hr.)

Olson Appeal of the Trust for Public

2. 12APL-00000-00007 Land/Devereux Creek Properties Lot Split Goleta

Exempt, CEQA Guidelines Sections 15315 & 15301(l)(1) Anne Almy, Supervising Planner (805) 568-2053
Julie Harris, Planner (805) 568-3518

Hearing on the request of John Olson to consider Case No. 12APL-00000-00007, [application filed on May 16, 2012] to consider the Appeal of the Zoning Administrator's decision to approve Case No. 11TPM-00000-00007 and Case No. 12CDH-00000-00007, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property located in the PRD-58 zone; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15315 & 15301(l)(1). The application involves AP No. 073-090-062, located at 6925 Whittier Drive, in the Goleta area, Third Supervisorial District. (Estimated Time: 1 hr.)

Briefing on Draft Joint Effort Post-Construction


Stormwater Management Requirements Proposed by the

3. Regional Water Quality Board Control for the Central Coast Area Countywide

Alice McCurdy, Deputy Director (805) 568-2518
Joy Hufschmid, Manager (805) 568-3373

The County Planning Commission will receive a briefing regarding the Draft Joint Effort Post-Construction Stormwater Management Requirements proposed by the Regional Water Quality Control Board for the Central Coast area. (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



Dianne M. Black
Secretary to the Planning Commission