

COUNTY OF SANTA BARBARA



JOINT PLANNING COMMISSION AND AGRICULTURAL ADVISORY COMMITTEE APPROVED MINUTES

**Hearing of January 28, 2009
9:00 a.m.**

The regular meeting of the Santa Barbara County Planning Commission was called to order by Chair Dan Blough, at 9:02 a.m., at the Santa Maria Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

COMMISSIONERS PRESENT

C. MICHAEL COONEY	1ST DISTRICT
CECILIA BROWN	2ND DISTRICT, VICE CHAIR
MARELL BROOKS	3RD DISTRICT
JOE H. VALENCIA	4TH DISTRICT
DANIEL BLOUGH	5TH DISTRICT, CHAIR

AGRICULTURAL ADVISORY COMMITTEE MEMBERS PRESENT

KARI CAMPBELL-BOHARD, CHAIR	LEROY SCOLARI
WILLY CHAMBERLIN	CARL STUCKY
DOROTHY LAINE	JUNE VAN WINGERDEN
RICHARD QUANDT	

STAFF MEMBERS PRESENT

Dianne M. Black, Secretary to the Planning Commission/Director, Development Services
Jessica Opland, Board Assistant Specialist
Rachel Van Mullem, Deputy County Counsel
Bill Gillette, Agricultural Commissioner
Stephanie Stark, Agricultural Planner, Planning and Development
Noel Langle, Planner, Administration
Pat Saley, Planner, Consultant
Florence Trotter-Cadena, Planner, Development Review North
John Zorovich, Planner, Development Review North
John McInnes, Director, Long Range Planning
Derek Johnson, Deputy Director, Long Range Planning
David Matson, Deputy Director, Long Range Planning
Joy Hufschmid, Deputy Director, Long Range Planning

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS - Approximately 15±

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Jessica Opland.

- III. **ROLL CALL:** All Commissioners were present. From the Agricultural Advisory Committee, Kari Campbell-Bohard, Willy Chamberlin, Dorothy Laine, Richard Quandt, Leroy Scolari, Carl Stucky and June Van Wingerden were present.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **STANDARD AGENDA:**

- 1. **Workshop with the Agricultural Advisory Committee Countywide**
Noel Langle, Planner (805) 568-2067
Pat Saley, Planner (805) 969-4605

The County Planning Commission and the Agricultural Advisory Committee will participate in a workshop to review and give staff direction on proposed revisions to the Land Use and Development Code to streamline the review process for select agricultural projects including reducing the level of review for typical small agricultural projects and revisions to the Development Plan requirements in Agricultural Zones.

ACTION: The Planning Commission and the Agricultural Advisory Committee discussed and gave staff direction on many Agricultural permitting issues. The workshop was presented by Dianne Black, Bill Gillette, Pat Saley and Noel Langle. No action was taken.

➤ **Chair, Kari Campbell-Bohard adjourned the Agricultural Advisory Committee portion of the hearing at 11:24 am.**

- 2. **08APL-00000-00010 Scheller Appeal of El Encinal Pole/Hay Barn Los Alamos**
Alice McCurdy, Supervising Planner (805) 934-6256
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Steve Kirby, Attorney for Carson Scheller to consider the Appeal 08APL-00000-00010 [application filed on March 10, 2008] of Planning and Development's decision to approve Land Use Permit 08LUP-00000-00024 for a pole/hay barn, in compliance with Section 35.102 of the County Land Use and Development Code on property located in the AG-II-100 Zone. The application involves AP No. 099-030-040, located approximately 1.25 miles southwest of the intersection of Highway 135 and Santa Rita Road, in the Los Alamos area, Fourth Supervisorial District. (Continued from 11/12/08)

ACTION: Commissioner Cooney moved, seconded by Commissioner Brown and carried by a vote of 5-0 to accept the late submittal letter from Brandon Martin, dated January 26, 2009, into the record.

ACTION: Commissioner Valencia moved, seconded by Commissioner Blough and carried by a vote of 3-2 (Brown/Brooks no) to conceptually adopt Findings for Approval, uphold the appeal and continue this item to the hearing of March 4, 2009, at the request of the Commission.

3. **08GOV-00000-00023** Santa Ynez Airport Addition
Government Code Consistency Santa Ynez
John Karamitsos, Supervising Planner (805) 568-6255
Brian Tetley, Planner (805) 934-6589

Hearing on the request of Ms. Jill Van Wie, General Services Department, to consider Case No. 08GOV-00000-00023 [application filed on December 9, 2008] for a determination that the construction of an addition of approximately 2,400 square feet of office space, including restrooms, to an existing 4,100 square foot US Forest Service light industrial office building is consistent with the County of Santa Barbara Comprehensive Plan pursuant to Government Code Section 65402. The site is identified as AP No. 141-440-002, located on the Santa Ynez Airport, known as 900 Airport Road, in the Santa Ynez area, Third Supervisorial District.

ACTION: Commissioner Brooks moved, seconded by Commissioner Brown and carried by a vote of 5-0 to continue this item to the hearing of February 4, 2009, at the request of Planning and Development.

XI. **CONCEPTUAL REVIEW:**

- CR-1. **08PRE-00000-00003** Orcutt Union School District
Conceptual Review: Key Site 17 Orcutt
Gary Kaiser, Supervising Planner (805) 934-6259
John Zorovich, Planner (805) 934-6297

Request by the Orcutt Union School District, property owner, for Conceptual Review by the County Planning Commission of the District's Pre-Application project 08PRE-00000-00003 [application filed on February 28, 2008]. The applicant is requesting confirmation of the existing language in the Orcutt Community Plan- Key Site 17 to allow for a 100% senior housing project. This would allow a future project to include approximately 262 residential units for seniors and would require approval of a General Plan Amendment and a Rezone. Specifically, the General Plan Amendment would include a change in land use designation from Residential 8.0 to Residential 20.0. Ultimate build out of the project would also require a Final Development Plan, and possibly a Minor Conditional Use Permit for an assisted living facility. To increase the density and create an economically feasible development, a future developer would likely seek a 35% density bonus as provided for in Government Code Sections 65915-65918. With the density bonus, the project could consist of 354 units and involve a density up to 37 units per acre. Key Site 17 is designated for residential development. The District is willing to transfer the future development rights and density associated with the 3.6 acre portion of the site currently containing District offices to the proposed developable area. The project involves seven valid legal parcels totaling approximately 13.13 acres known as AP Nos. 105-134-002; -004; -005, 105-330-005; -006; -007; -016; which are commonly known as Key Site 17 in the Orcutt area, Fourth Supervisorial District. AP Nos. 105-134-002 and 105-330-007 are owned by the District and are located immediately adjacent to Key Site 17.

ACTION: At the Planning Commission hearing of January 28, 2009, the following individual comments were made by the Planning Commission:

Commissioner Valencia:

- Looks like a good project.
- It's hard to find places for assisted living for parents.
- There is a high demand in the community for projects that provide assisted living units.
- 90% of the people who provided comments today support the project.
- Developer should consider reversing the neighborhood park location.
- Not sure about a future request to reduce development standards.
- Supports the project.

Commissioner Brown:

- Prefers that the project adhere to the Orcutt Community Plan requirements.
- Not in favor of the transfer of development proposal.
- Concerned about the project being compatible with the school bus maintenance yard located adjacent to the site.
- School District should consider if there is a better use for the maintenance yard property.
- The design of the project is important to the community.
- The project design that was presented to the Commission could be improved upon.
- Project design should carefully consider the purpose of open space areas as it is unlikely that many of the residents will use them.
- Developer should ensure that the project has sufficient onsite parking so there are no offsite parking impacts to the surrounding neighborhood.
- Supports the project.

Commissioner Brooks:

- Is supportive of the project and its location and integration into the community.
- The Vandenberg Village senior housing project is a good example for this project to consider, particularly the single story component.
- Would not recommend anything more than two-stories.

Commissioner Cooney:

- Senior housing is an important need for the community.
- Orcutt Union School District is admired for their proactive approach to exploring options for their surplus property.
- Is doubtful that the project's high density is best for the community.
- Would like to see the School District incorporate more of their land into the project design as well as lower the development's profile.
- Supports the project

Commissioner Bough:

- Assisted living component should be located in three-story structures.
- Three-story structures should have at least two elevators in case one is not operating.
- The 30 units per acre density requested will most likely not be achievable. The project will likely result in a density of 20 units per acre after all of the parking and accessory structures are incorporated into the design.
- Parking will take more area than you think.
- You should consider separately counting parking for residents and employees.

- Not in favor of the transfer of development proposal because the adjacent District properties have already been developed.
- District needs to be careful on how the project is defined as dementia is not just reserved for those 55 years of age and older.

X. **STANDARD AGENDA:**

4. **2009-2010 Annual Work Program for Land Use Planning Projects and Policy Initiatives** **Countywide**
John McInnes, Director, Long Range Planning (805) 568-3552
Joy Hufschmid, Deputy Director, Long Range Planning (805) 568-3373

Hearing on the request of the Office of Long Range Planning that the Planning Commission receive and review the *2009-2010 Annual Work Program and Mid-Year Report for Land Use Planning Projects and Policy Initiatives* and direct staff to forward any comments to the Board of Supervisors. (Continued from 01/21/09)

ACTION: Commissioner Brown moved, seconded by Commissioner Brooks and carried by a vote of 5-0 to continue the item to the hearing of February 4, 2009, at the request of the Commission.

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There being no further business to come before the Commission the meeting was adjourned until 9:00 a.m. on February 4, 2009, in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:10 p.m.

Dianne M. Black
Secretary to the Planning Commission