



# COUNTY OF SANTA BARBARA

---

## JOINT PLANNING COMMISSION AND AGRICULTURAL ADVISORY COMMITTEE AGENDA

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

---

C. MICHAEL COONEY	1st District	County of Santa Barbara
CECILIA BROWN	2nd District, Vice Chair	Betteravia Government Center
MARELL BROOKS	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District	Santa Maria, CA 93455
DANIEL BLOUGH	5th District, Chair	(805) 568-2000 (Planning & Development)

---

### AGRICULTURAL ADVISORY COMMITTEE (AAC)

**\*The Agricultural Advisory Committee will be participating only on Item 1, Workshop with Agricultural Advisory Committee.**

KARI CAMPBELL-BOHARD, CHAIR	RICHARD QUANDT
GRANT CREMERS, VICE CHAIR	LEROY SCOLARI
BRIAN CAIRD	CARL STUCKY
WILLY CHAMBERLIN	PAUL VAN LEER
GREG FRANCE	JUNE VAN WINGERDEN
DOROTHY LAINE	

---

**REMOTE TESTIMONY:** *Persons may address the Planning Commission by using the remote video testimony system located at the Engineering Building, Room 17, Planning Commission Hearing Room, 123 East Anapamu Street, Santa Barbara.*

---

*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 08APL-00000-00010, 08GOV-00000-00023 or 08PRE-00000-00003 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.*

*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 the 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 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. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY**
- X. **STANDARD AGENDA:**

- 1. 

<b>Workshop with the Agricultural Advisory Committee</b>	<b>Countywide</b>
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. (Estimated Time: 1.5 hours)

- 2. 

<b>08APL-00000-00010</b>	<b>Scheller Appeal of El Encinal Pole/Hay Barn</b>	<b>Los Alamos</b>
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) (Estimated Time: 1 hour)

**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 feet 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. (Estimated Time: 1 hour)

**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. (Estimated Time: 1 hour)

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)

Dianne M. Black  
Secretary to the Planning Commission