



County of Santa Barbara Planning and Development

John Baker, Director

Dianne Black, Director Development Services

John McInnes, Director Long Range Planning

March 11, 2008

Kathleen Weinheimer
420 Alameda Padre Serra
Santa Barbara, CA 93103

BOARD OF SUPERVISORS
HEARING OF MARCH 4, 2008

RE: *Applicant Appeal of the Planning Commission's Denial of the Firefox Sandstone Carving Project, 07APL-00000-00041*

Hearing on the request of Kathleen Weinheimer, agent for the owner, Eddie Langhorne, to consider Case No. 07APL-00000-00041 for the Applicant's Appeal of the Planning Commission's denial of the Firefox Sandstone Carving Project (07LUP-00000-00301). The application involves AP No. 071-140-071, located at 5381 Ekwill, in the South Patterson Agricultural Block of the Goleta Community Plan area, Second Supervisorial District.

On March 4, 2008, staff recommended that the Board's action include the following:

1. Adopt the Planning Commission's required findings for denial of the project specified in Attachment A of the staff report to the Planning Commission's action letter dated December 10, 2007 (and contained in Attachment 1 of this Board Letter).
2. Uphold the Planning Commission's decision to deny the appeal and deny the project.

Dear Ms. Weinheimer:

At the Board of Supervisors' hearing of March 4, 2008, the Board took the following action:

Supervisor Firestone moved, seconded by Supervisor Gray and carried by a vote of 3-1 (Supervisor Carbajal was absent; Supervisor Wolf voted no) to:

Uphold the appeal and to conceptually approve the project based on the determination that the proposed project could be considered "customarily incidental" to the agricultural operation on the site and would meet the purpose and intent of the Agriculture-I (A-I) zone district. Supervisors Gray and Centeno amended the motion to conceptually approve the project contingent on revision of the project description as follows (agreed to by the applicant during the hearing):

1. The larger rocks shall only be split and quartered.
2. The rock crusher shall operate inside one of the buildings and would only be used to crush rock for use in stabilizing the mounds of soil that are used to keep the trees alive onsite.

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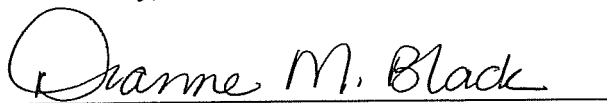
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Development Review
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3. The new rock cutting buildings shall have air scrubbers to manage dust.
4. No more than 20 percent of the existing permitted 20,000 square foot rock stockpile would be rough cut and rough finished into landscape features (such as benches, fountains, and other garden accessories). The remaining 80 percent of the existing permitted rock stockpile would be used to stabilize the mounds of soil that are used to keep the trees alive onsite.
5. The term "carving" shall be removed from the project description.
6. The project description shall define "bench" and "fountain."
7. Only one percent of the parcel shall be used for the rock operations.

Finally, the Board directed staff to complete CEQA review for the project and to bring the project back to the Board with CEQA findings once it has been completed.

Sincerely,



Dianne M. Black, Director of Development
Services

cc: Case File: 07APL-00000-00041, 07LUP-00000-00301
Planning Commission File
Records Management
Owner: Eddie Langhorne, 5381 Ekwill Road, Santa Barbara, CA 93111
Agent: Syndi Souter, PO Box 50423, Santa Barbara, CA 93150
Stephanie Stark, Agricultural Planner
Salud Carbajal, First District Supervisor
Janet Wolf, Second District Supervisor
Brooks Firestone, Third District Supervisor
Joni Gray, Fourth District Supervisor
Joe Centeno, Fifth District Supervisor
Cecilia Brown, Second District Planning Commissioner
David Allen, Deputy County Counsel
Michelle Gibbs, Planner
Anne Almy, Supervising Planner

Attachments: Board of Supervisors' Minute Order dated March 4, 2008

DMB:mg

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County of Santa Barbara
BOARD OF SUPERVISORS

Minute Order

March 04, 2008

Present: Supervisor Wolf, Supervisor Firestone, Supervisor Gray and Supervisor

Centeno

Absent: Supervisor Carbajal

PLANNING AND DEVELOPMENT

File Reference No. 08-00154

RE:

HEARING - Consider recommendations regarding Case No. 07APL-00000-00041 for the Applicant's Appeal of the Planning Commission's denial of the Firefox Sandstone Carving Project (07LUP-00000-00301), Second District, as follows:
(EST. TIME: 1 HR.)

a) Adopt the required findings for denial of the project specified in Attachment A of the staff report to the Planning Commission's action letter dated December 10, 2007;
and

b) Deny the appeal and deny the project.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY

March 04, 2008

Present: Supervisor Wolf, Supervisor Firestone, Supervisor Gray and Supervisor Centeno

Absent: Supervisor Carbajal

A motion was made by Supervisor Firestone, seconded by Supervisor Gray, that this matter be Acted on as follows:

Upheld the appeal and conceptually approved the project based on the determination that the proposed project could be considered "customarily incidental" to agricultural operations on the site and would meet the purpose and intent of the Agriculture I zone district. Directed that the conceptual approval of the project be contingent on a revised project description including but not limited to the following as discussed at the hearing on March 4, 2008:

The larger rocks shall only be split and quartered;

The rock crusher shall operate inside one of the buildings and would only be used to crush rock for use in stabilizing the mounds of soil used to keep the trees alive onsite;

The new rock cutting buildings shall have air scrubbers to manage dust;

No more than 20 percent of the existing permitted 20,000 square foot rock stockpile would be rough cut and rough finished into landscape features (such as benches, fountains and other garden accessories). The remaining 80 percent of the existing permitted rock stockpile would be used to stabilize the mounds of soil that are used to keep the trees alive onsite;

The term "carving" shall be removed from the project description;

The project description shall define "bench" and "fountain";

Only one percent of the parcel shall be used for the rock operations; and

Further directed staff to complete CEQA review for the project and to return to the Board as appropriate with the revised project description and CEQA findings.

The motion carried.

Ayes: 3 - Supervisor Firestone, Supervisor Gray and Supervisor Centeno

Noes: 1 - Supervisor Wolf

Absent: 1 - Supervisor Carbajal

HEARING TIME: 10:40 A.M. - 11:55 A.M. (75 MIN.)