



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION AGENDA

Hearing of February 27, 2019  
9:00 a.m.

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C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Vice-Chair	Engineering Building, Room 17
JOHN PARKE	3rd District, Chair	123 East Anapamu Street
LARRY FERINI	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District	(805) 568-2000 (Planning & Development)

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**REMOTE TESTIMONY:** *Persons may address the Planning Commission and Planning Commissioners may teleconference by using the remote video testimony system located at the Betteravia Government Center, Board of Supervisors' Conference Room, 511 East Lakeside Parkway, Santa Maria.*

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*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. You may also submit comment letters electronically to the Planning Commission Recording Secretary at [dvillalo@co.santa-barbara.ca.us](mailto:dvillalo@co.santa-barbara.ca.us). 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. Maps and/or staff analysis of a proposal may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara one week prior to the public hearing. They may also be found on the Planning and Development Department's website, located at [www.sbcountyplanning.org](http://www.sbcountyplanning.org).*

*If you challenge the project 18APL-00000-00012 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 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. This hearing will also be streamed live on CSBTV's website at <https://www.countyofsb.org/ceo/csbtv/livestream.sbc> and digitally archived at <http://www.countyofsb.org/ceo/csbtv/archives.sbc>*

**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. When testifying before the Planning Commission, personal attacks and other disruptive behavior are not appropriate.*
- 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 January 30, 2019 and February 6, 2019 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. **STANDARD AGENDA:**

- 1. **18APL-00000-00012 Naphy Appeal of Dunn School Amendment Los Olivos**  
**Exempt, CEQA Guidelines Sections 15303/15314** John Shoals, Supervising Planner (805) 934-6297  
Gwen Beyeler, Planner (805) 934-6269

Hearing on the request of Glenn and Katherine Naphy to consider the Appeal, Case No. 18APL-00000-00012 [application filed on May 17, 2018] in compliance with Chapter 35.102 of the County Land Use and Development Code, of the P&D Director's decision to approve Case No. 17AMD-00000-00003, an Amendment to the Dunn School Master Plan Conditional Use Permit (Case No. 79-CP-47) as revised by Case No. 04RVP-00000-00018; and to determine that the approval of the Amendment is exempt from the provisions of CEQA pursuant to Sections 15303 and 15314 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel Nos. 135-250-053 and -048, located at 2555 W. Highway 154, Los Olivos, in the Santa Ynez Valley Community Plan area, Third Supervisorial District. (Continued from 9/12/18 and 10/31/18) (Estimated Time: 1 hr.)

**2. 2018 Comprehensive Plan Annual Progress Report Countywide**  
**Exempt, CEQA Guidelines Sections 15060(c)(3) Allen Bell, Supervising Planner (805) 568-2056**  
**and 15378(b)(5) Jessi Steele, Planner (805) 884-8082**

Hearing on the request of the Planning and Development Department that the County Planning Commission:

- a) Receive and file the *2018 Comprehensive Plan Annual Progress Report*;
- b) Determine that the County Planning Commission's actions regarding the *2018 Comprehensive Plan Annual Progress Report* are not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5);
- c) Authorize staff to provide the *2018 Comprehensive Plan Annual Progress Report* to the Board of Supervisors (Board), Governor's Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD), pursuant to Government Code 65400, and to the City of Santa Barbara, pursuant to the Board's action to adopt the *Mission Canyon Community Plan* (April 1, 2014). (Estimated Time: 45 min.)

**3. Long Range Planning Division Countywide**  
**Fiscal Year 2019-2020 Work Program**  
Dan Klemann, Deputy Director (805) 568-2072

Hearing on the request of the Planning and Development Department Long Range Planning Division staff to present a report to the County Planning Commission regarding the Long Range Planning Division's FY 2019-2020 Work Program, and direct staff to forward any recommendations to the Board of Supervisors. (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](http://www.sbcountyplanning.org)

  
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Jeff Wilson  
Secretary to the Planning Commission