

# COUNTY OF SANTA BARBARA



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## PLANNING COMMISSION UNAPPROVED MINUTES

Hearing of January 30, 2019  
9:00 a.m.

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The regular meeting of the Santa Barbara County Planning Commission was called to order by Dan Blough, at 9:01 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
JOHN PARKE	3RD DISTRICT, CHAIR
LARRY FERINI	4TH DISTRICT
DANIEL BLOUGH	5TH DISTRICT

COMMISSIONERS ABSENT: None.

### STAFF MEMBERS PRESENT:

Dianne M. Black, Director, Planning and Development  
Jeff Wilson, Secretary to the Planning Commission  
David Villalobos, Recording Secretary to the Planning Commission  
Jenna Richardson, Deputy County Counsel  
Alex Tuttle, Supervising Planner, Development Review South  
John Shoals, Supervising Planner, Development Review North  
Ciara Ristig, Planner, Development Review South  
Shannon Reese, Planner, Development Review North  
Dan Klemann, Deputy Director, Long Range Planning  
David Lackie, Supervising Planner, Long Range Planning  
Julie Harris, Planner, Long Range Planning

NUMBER OF INTERESTED PERSONS: Approximately 25

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **ELECTION OF THE 2019 PLANNING COMMISSION CHAIR AND VICE CHAIR**

**ACTION:** Commissioner Ferini moved, seconded by Commissioner Cooney and carried by a vote of 5 to 0 to elect Commissioner Parke as the 2019 Planning Commission Chair.

**ACTION:** Commissioner Blough moved, seconded by Commissioner Ferini and carried by a vote of 5 to 0 to elect Commissioner Brown as the 2019 Planning Commission Chair.

V. **APPOINTMENT OF THE 2019 PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**

**ACTION:** Commissioner Blough moved, seconded by Commissioner Ferini and carried by a vote of 5 to 0 to appoint Jeff Wilson as the 2019 Planning Commission Secretary.

**ACTION:** Commissioner Blough moved, seconded by Commissioner Ferini and carried by a vote of 5 to 0 to appoint David Villalobos as the 2019 Planning Commission Recording Secretary.

VI. **AGENDA STATUS REPORT:** by Jeff Wilson.

VII. **PROJECTION REPORT:** by Jeff Wilson.

VIII. **PUBLIC COMMENT:** Andy Caldwell spoke to the history of agriculture in the area.

IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.

X. **MINUTES:** The Minutes of December 5, 2018 were considered as follows:

**ACTION:** Commissioner Blough moved, seconded by Commissioner Cooney and carried by a vote of 5 to 0 to approve the Minutes of December 5, 2018.

XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.

XII. **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. <b>18GOV-00000-00008</b>	<b>Los Olivos Alley Disposition</b>	
	<b>Government Code Conformity</b>	<b>Los Olivos</b>
	John Shoals, Supervising Planner (805) 934-6297 Gwen Beyeler, Planner (805) 934-6269	

Hearing on the request of Netza Ortiz, agent for General Services Department, Real Property Division, to consider case number 18GOV-00000-00008, application filed on December 24, 2018, for a determination that disposition of real property conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code §65402(a). This real property includes portions of the right-of-way along the alley connecting Jonata Street and Alamo Pintado located adjacent to parcels shown as Assessor Parcel Numbers 135-102-008 and 135-102-010, Los Olivos, Third Supervisorial District.

**ACTION:** Commissioner Blough moved, seconded by Commissioner Ferini and carried by a vote of 5 to 0 to:

1. Determine that the proposed disposal of road right-of-way property conforms with the Comprehensive Plan, including the Santa Ynez Valley Community Plan; and
2. Transmit the conformity report required by Government Code §65402(a) to Netza Ortiz, General Services Department, Real Property Division, and to the Board of Supervisors. The staff report, the attached memorandum from General Services dated December 24, 2018, and the letter reflecting the Planning Commission's action shall constitute the required report.

**XIII. STANDARD AGENDA:**

- |           |                                 |   |                                      |
|-----------|---------------------------------|---|--------------------------------------|
| <b>1.</b> | <b><u>17ORD-00000-00005</u></b> | <b><u>Hoop Structures Ordinance Amendment</u></b> | <b><u>Countywide</u></b>             |
|           | 17EIR-00000-00004               | David Lackie, Supervising Planner (805) 568-2023  | Julie Harris, Planner (805) 568-3543 |

Hearing on the request of the Planning and Development Department for the County Planning Commission to consider making recommendations to the Board of Supervisors regarding the following:

- a) **17ORD-00000-00005.** Recommend that the Board of Supervisors adopt an ordinance amending the zoning regulations of the County Land Use and Development Code (County LUDC) in compliance with Chapter 35.104, Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code, to address permitting requirements for hoop structures and shade structures; and
- b) Recommend that the Board of Supervisors certify the Program Environmental Impact Report (17EIR-00000-00004) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). As a result of this project, significant effects on the environment are anticipated in the following categories: Visual Resources, and Resource Recovery and Solid Waste Management.

The project involves lands zoned Agriculture-I and Agriculture-II located throughout the Inland Area of the County. (Continued from 5/30/18, 7/11/18, 8/29/18, 11/07/18, and 12/05/18)

**ACTION:** Commissioner Ferini moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to:

1. Make the required findings for approval, including CEQA findings, and recommend that the Board of Supervisors make the required findings for approval of the proposed amendment, including CEQA findings and Statement of Overriding Considerations (Attachment A of the staff memorandum dated January 22, 2019) as revised by the Planning Commission's direction at the hearing dated January 30, 2019;
2. Recommend that the Board of Supervisors certify the Hoop Structures Ordinance Amendment Program Environmental Impact Report (17EIR-00000-00004) (State Clearinghouse No. 2017101040) (Attachment B), as modified by the EIR Revision Document RV 01 dated January 30, 2019 (Attachment C of the staff memorandum dated January 22, 2019) as revised by the Planning Commission's direction at the hearing dated January 30, 2019; and

3. Adopt a resolution (Attachment D) recommending that the Board of Supervisors approve the Hoop Structures Ordinance Amendment by adopting an ordinance amending the County Land Use and Development Code (Case No. 17ORD-00000-00005), Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code, to address permitting requirements for hoop structures and shade structures (Attachment D of the staff memorandum dated January 22, 2019, Exhibit 1), incorporating revisions to the Hoop Structures Ordinance Amendment directed by the Planning Commission on January 30, 2019.

As part of its recommendation to the Board of Supervisors, the Planning Commission directed staff to make the following revisions to the ordinance amendment (Exhibit 1 of Attachment D):

1. Confirmed a revision to mitigation measure MM-BIO-1 as follows:

*MM-BIO-1. Limit Exemption to Crop Protection Structures on Historically Intensively Cultivated Agricultural Lands. Prior to approval of the Project, the Hoop Structures Ordinance Amendment shall be revised to clarify that hoop structures and shade structures (crop protection structures) shall be allowed with a permit exemption only on historically intensively cultivated agricultural lands. Historically intensively cultivated agricultural lands shall mean land that has been tilled for agricultural use and planted with a crop for at least ~~three~~one of the previous ~~five~~three years. ~~The land does not necessarily need to have been actively planted with a crop for all five years (to account for potential fallow years).~~*

2. Revised mitigation measure MM-BIO-3 as follows:

*MM-BIO-3. Setbacks from Streams and Creeks. Prior to approval of the Project, the Hoop Structures Ordinance Amendment shall be revised to require that crop protection structures shall be located a minimum of 50 feet from streams and creeks ~~in Urban and Inner Rural Areas and EDRNs and 100 feet from streams and creeks in Rural Areas.~~*

and revised the recommended ordinance amendment to be consistent with revised MM-BIO-3.

3. Added a new slope criterion to determine when crop protection structures would be exempt and when a permit would be required. The Planning Commission recommended that these structures be allowed without a permit when located on slopes averaging 20% or less over the area of the lot where crop protection structures are proposed to be used, and require a permit when located on steeper slopes.

The Planning Commission also directed staff to revise the Findings for Approval (Attachment A) and EIR Revision Document RV 01 dated January 30, 2019 (Attachment C), to support the Planning Commission's recommendation.

Commissioner Blough moved, seconded by Commissioner Ferini and carried by a vote of 4 to 0 to 1 (Brown abstained) to direct staff to: (1) inform the Board of Supervisors that the Planning Commission also discussed the permitting requirements for nonexempt hoop structures and shade structures located within the Santa Ynez Valley Design Control Overlay and the Gaviota Coast Critical Viewshed Corridor Overlay and whether the required permit for development

**larger than 20,000 square feet be a Land Use Permit instead of a Development Plan; and (2) asked the Board of Supervisors to consider this permitting alternative within these overlays.**

- 2. 18LLA-00000-00002 Walker/Hinkens Lot Line Adjustment Santa Ynez  
Exempt, CEQA Guidelines Section 15305(a) Alex Tuttle, Supervising Planner (805) 884-6844  
Ciara Ristig, Planner (805) 568-2077**

Hearing on the request of Steve Fort, agent for David Walker, owner, to consider Case No. 18LLA-00000-00002 [application filed on October 3, 2018] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35.30.110 of the County Land Use and Development Code to adjust the boundaries between two lots of 30 acres (existing Lot 1) and 26.12 acres (existing Lot 2) into a 35.69 acre lot (proposed Lot 1) and a 20.43 acre lot (proposed Lot 2), on property zoned AG-II-40; and to determine the project is exempt from environmental review pursuant to CEQA Guideline Section 15305(a). The application involves Assessor Parcels 137-081-003 and 137-081-039, located at 2064 Adobe Canyon Road and 1900 Adobe Canyon Road, in the Solvang area, Third Supervisorial District.

**ACTION: Commissioner Blough moved, seconded by Commissioner Parke and carried by a vote of 5 to 0 to:**

- 1. Make the required findings for approval of the project specified in Attachment A of the staff report dated January 10, 2019, including CEQA findings;**
- 2. Determine the project is exempt from CEQA pursuant to CEQA Guidelines Section 15305(a), included as Attachment C of the staff report dated January 10, 2019; and**
- 3. Approve the project (18LLA-00000-00002) subject to the conditions included as Attachment B of the staff report dated January 10, 2019.**

- 3. 18CUP-00000-00010 PG&E Telecommunications Santa Maria  
Facility at Cat Canyon  
18NGD-00000-00007 John Shoals, Supervising Planner (805) 934-6297  
Shannon Reese, Planner (805) 934-6261**

Hearing on the request of Terra Verde, agent for the applicant Pacific Gas and Electric Company (PG&E), to: (1) consider Case No. 18CUP-00000-00020 (application filed on June 15, 2018) for a Conditional Use Permit allowing construction and operation of an unstaffed telecommunications facility with a 100-foot tall steel tower in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the Land Use and Development Code (LUDC), on property zoned AG-II-100; and (2) to adopt the Mitigated Negative Declaration (18NGD- 00000-00007 ) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetic/Visual, Biological Resources, and Land Use. The project site is located approximately 1,800 feet southwest of the intersection of Cat Canyon Rd. and Long Canyon Rd., commonly known as Gato Ridge, Assessor Parcel 101-070-079, in the Santa Maria area, Fourth Supervisorial District.

**ACTION:** Commissioner Ferini moved, seconded by Commissioner Blough and carried by a vote of 4 to 1 (Cooney no) to:

- 1. Make the required findings for approval of the project specified in Attachment A of the staff report dated January 10, 2019, including CEQA findings;**
- 2. Adopt the Mitigated Negative Declaration (18NGD-00000-00007), included as Attachment C of the staff report dated January 10, 2019, and adopt the mitigation monitoring program contained in the conditions of approval; and**
- 3. Approve the project, Case No. 18CUP-00000-00010 subject to the conditions included as Attachment B of the staff report dated January 10, 2019, and as revised at the hearing of January 30, 2019.**

Commissioner Brown moved, seconded by Commissioner Blough and carried by a vote of 5 to cancel the hearing of February 13, 2019.

There being no further business to come before the Commission, the hearing was adjourned until 9:00 a.m. on February 6, 2019, in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 2:35 p.m.

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Jeff Wilson  
Secretary to the Planning Commission