



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION AGENDA

Hearing of April 6, 2011  
9:00 a.m.

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C. MICHAEL COONEY	1st District, Vice-Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Chair	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 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. 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.*

*If you challenge the projects (10CUP-00000-00019, 09DVP-00000-00034, 11ORD-00000-00005, or 11ORD-00000-00007) 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.*

**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.*
- 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 March 2, 2011 and March 9, 2011 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. 

<b>Calle Real Photovoltaic Project Briefing</b>	<b>Goleta</b>
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Roy Hapeman, Facilities Services Office, General Services Department (805) 568-2628	

The County Planning Commission will receive a briefing on the Calle Real Photo Voltaic project, to be located at 4434 Calle Real in the Goleta area, Second Supervisorial District. (Estimated Time: 10 min.)

- 2. 

<b>Metro PCS Telecommunication</b>	
<b>10CUP-00000-00019</b>	<b>Carpinteria</b>
<b>Site Rincon Beach State Park</b>	
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Exempt, CEQA Section 15303	Anne Almy, Supervising Planner (805) 568-2053 J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Jerry Ambrose, on behalf of Metro PCS, to consider Case No. 10CUP-00000-00019 [application filed on May 28, 2010] for the approval of a Major Conditional Use Permit, in compliance with Section 35-172.5 of Article II, Coastal Zoning Ordinance, on property zoned REC, to develop a new telecommunications facility; and to determine that the project is exempt from CEQA pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 001-220-048, located at Rincon Beach Park, 100 South Bates Road in the Carpinteria area, First Supervisorial District. (Continued from 3/02/11) (Estimated Time: 45 min.)

<b>3.</b>	<b>09DVP-00000-00034</b>	<b>Vincent Tier III Winery</b>	<b>Santa Ynez</b>
	<b>10NGD-00000-00024</b>	John Karamitsos, Supervising Planner (805) 934-6255 Tammy Weber, Planner (805) 934-6254	

Hearing on the request of Ray Severn, on behalf of the owner Anthony Vincent, to consider Case No. 09DVP-00000-00034, [application filed on December 15, 2009] for approval of a Development Plan in conformance with Section 35.42.280 of the County Land Use and Development Code on a property zoned AG-I, allowing for the construction and operation of a Tier III Winery providing for: 1) a 7,000 case per year production facility; 2) a public wine tasting room; and 3) Eight (8) Special Events per year with a maximum of 150 attendees each event; and to adopt the Negative Declaration (10NGD-00000-00024) 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: Aesthetics / Visual Resources, Cultural Resources, Fire Protection, Geological Process, Hazardous Materials / Risk of Upset, Noise, Public Recreation, Transportation / Circulation and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Solvang Library, 1745 Mission Drive, Solvang. The application involves AP No. 135-250-033, located at 2370 Refugio Rd., in the Los Olivos area, Third Supervisorial District. (Estimated Time: 2.0 hrs.)

<b>4.</b>	<b>11ORD-00000-00005</b>	<b>Commercial Telecommunications</b>	<b>Countywide</b>
	<b>11ORD-00000-00007</b>	<b>Ordinance Amendments</b>	
	<b>97-ND-02 and Addendum</b>	Anne Almy, Supervising Planner (805) 568-2053 Megan Lowery, Planner (805) 568-2517	

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

- a) A recommendation to the Board of Supervisors that they adopt an ordinance (Case No. **11ORD-00000-00005**) amending Article 35.4, Standards for Specific Land Uses, and Article 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code; and
- b) A recommendation to the Board of Supervisors that they adopt an ordinance (Case No. **11ORD-00000-00007**) amending Division 7, General Regulations, and Division 2, Definitions, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code; and

Accept 97-ND-02 (dated January 30, 1997) and Addendum dated March 4, 2011 as adequate environmental review pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original ND identified significant but mitigable effects on the environment in the following categories: Air Quality, Biological Resources, Ethnic Resources, Historic Resources, Noise, Aesthetic/Visual Resources, and Risk of Upset/Hazardous Materials. The Addendum to the ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The proposed ordinances would amend regulations allowing the installation and operation of commercial telecommunications facilities in the unincorporated areas of Santa Barbara County, including the Coastal Zone. (Estimated Time: 1 hr.)

**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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Dianne M. Black  
Secretary to the Planning Commission

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