



VIII. **PUBLIC COMMENT:** Lansing Duncan spoke to the proposed Mattei's Tavern project as it pertains to policies found in the Santa Ynez Community Plan.

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

X. **MINUTES:** The Minutes of December 12, 2012 and December 19, 2012 were considered as follows:

**ACTION:** **Approved the Minutes of December 12, 2012.**

**Brown/Blough** **Vote: 4-0-1 (Ferini abstained)**

**ACTION:** **Continued review of the Minutes of December 19, 2012 to the hearing of January 30, 2013.**

**Cooney/Brown** **Vote: 5-0**

XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XII. **STANDARD AGENDA:**

<b>1.</b>	<b>12ORD-00000-00002</b>	<b>Temporary Uses (Special Events)</b>	
	<b>12ORD-00000-00004</b>	<b>Ordinance Amendments</b>	<b>Countywide</b>
	Exempt, CEQA Guidelines Section 15061(b)(3)		Dianne Black, Assistant Director (805) 568-2000 Noel Langle, Planner (805) 568-2067

Hearing on the request of the Planning and Development Department that that County Planning Commission review and provide recommendations to the Department on the following ordinance amendments:

- a) **12ORD-00000-00002.** An ordinance 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 Santa Barbara County Code; and
- b) **12ORD-00000-00004.** An ordinance amending Division 2, Definitions, and Division 7, General Regulations, of Article II, the Santa Barbara County Coastal Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code.

The purpose of the ordinance amendments is to modify existing regulations and implement new regulations regarding the use of property for temporary uses (special events), and make other minor clarifications, corrections, and revisions. (Continued from 8/15/12, 9/05/12, 10/17/12, and 11/07/12)

**ACTION:** **Continued the item to the hearing of January 30, 2013, at the request of staff.**

**Blough/Brown** **Vote: 5-0**  
**Appeal process not applicable.**



associated Environmentally Sensitive Habitat and buffer area would be restored with native riparian vegetation. Sewer service would be provided by the Goleta Sanitary District. Water service would be provided by the Goleta Water District. Access would be provided off of a private driveway extending from Pennell Road. Prior to development of the lots, Pennell Road would be widened to 20 feet; and to adopt the Negative Declaration (12NGD-00000-00018) 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 Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP No. 067-040-014 and 059-030-034, located at 4690 Pennell Road, in the Goleta area, Second Supervisorial District.

**ACTION: Approved the project with revisions to the Conditions of Approval.**

**Brown/Blough Vote: 4-1 (Cooney no)  
10 day appeal period; fee required**

5. **12GPA-00000-00003**  
**12ORD-00000-00015 Inclusionary Housing Ordinance Amendment Countywide**  
**Exempt, CEQA Guidelines Section 15061(b)(3)** Jeff Hunt, Deputy Director, Long Range Planning (805) 568-2072  
Erika Leachman, Planner (805) 568-2025

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

- a) **12GPA-00000-00003.** Recommend to the Board of Supervisors that the Board of Supervisors adopt a proposed amendment to the Santa Barbara County Comprehensive Plan Housing Element by adding new policies to Chapter 5, and deleting Appendix A: Inclusionary Housing Program;
- b) **12ORD-00000-00015.** Recommend to the Board of Supervisors that the Board of Supervisors adopt the proposed Inclusionary Housing Ordinance as Chapter 46A of the County Code; and

to submit the proposed amendment to the Santa Barbara County Comprehensive Plan Housing Element and the proposed Inclusionary Housing Ordinance to the State of California Housing and Community Development Department for statutory sixty (60) day review and comment period per Government Code Section 65585.

**ACTION: Adopted a resolution recommending that the Board of Supervisors make the required findings for the proposed amendment and proposed Inclusionary Housing Ordinance, including CEQA findings, determine the proposed amendment and proposed ordinance is exempt from CEQA, and approved Case No. 12GPA-00000-00003, the proposed amendment to the Housing Element of the County Comprehensive Plan, and Case No. 12ORD-00000-00015, the proposed Inclusionary Housing Ordinance.**

**Blough/Brown Vote: 5-0  
Appeal process not applicable.**

**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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