



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of January 10, 2018
9:00 a.m.

C. MICHAEL COONEY 1st District, Chair
CECILIA BROWN 2nd District
(VACANT) 3rd District
LARRY FERINI 4th District
DANIEL BLOUGH 5th District, Vice-Chair

County of Santa Barbara
Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 568-2000 (Planning & Development)

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:** Commissioner Cooney was absent.
- IV. **ELECTION OF THE 2018 PLANNING COMMISSION CHAIR AND VICE CHAIR**
ACTION: Elected Commissioner Blough as the 2018 Planning Commission Chair.

 Brown/Ferini Vote: 3-0 (Cooney absent)
- V. **APPOINTMENT OF THE 2018 PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**
ACTION: Appointed Jeff Wilson as the 2018 Planning Commission Secretary.

 Blough/Brown Vote: 3-0 (Cooney absent)

ACTION: Appointed David Villalobos as the 2018 Planning Commission Recording Secretary.

 Blough/Ferini Vote: 3-0 (Cooney absent)
- VI. **AGENDA STATUS REPORT:** by Jeff Wilson.
- VII. **PROJECTION REPORT:** by Jeff Wilson.
- VIII. **PUBLIC COMMENT:** None.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- X. **MINUTES:** The Minutes of December 6, 2017, December 13, 2017, and December 20, 2017 will be considered.

ACTION: Approved the Minutes of December 6, 2017.

Blough/Brown Vote: 3-0 (Cooney absent)

ACTION: Approved the Minutes of December 13, 2017, as revised.

Blough/Ferini Vote: 3-0 (Cooney absent)

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

XII. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1.	17TEX-00000-00024	Curletti Farm Labor Housing and Water System Time Extension	Santa Maria
	16NGD-00000-00005	John Zorovich, Supervising Planner (805) 934-6297 Shannon Reese, Planner (805) 934-6261	

Hearing on the request of David Swenk of Rural Planning Services, agent for Betteravia Properties, owner, to consider Case No. 17TEX-00000-000024 [application filed on October 19, 2017] for a one year time extension to December 14, 2018 (from the date of December 14, 2017), for Case Nos. 15CUP-00000-00011 and 16CUP-00000-00003 in compliance with Section 35.84.030 of the County Land Use and Development Code, on property zoned AG-II-100; and to accept the previously adopted Mitigated Negative Declaration (MND) (Case No. 16NGD-00000-00005) as adequate Environmental Review for Case No. 17TEX-00000-00024 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this time extension request. The original MND identified significant but mitigable effects on the environment in the following categories: Aesthetic / Visual Resources, Biological Resources, Cultural Resources, Geologic Processes, Land Use, Noise, Public Facilities, and Water Resources / Flooding. The MND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara, CA 93101, or online at <http://www.sbcountyplanning.org/PDF/boards/CntyPC/06-01-2016/15CUP-00000-00011/Attachment%20D%20-%20ND.pdf> The application involves Assessor Parcel No. 113-240-009, located at 3650 Highway 1 in the Santa Maria area, Third Supervisorial District.

ACTION: Approved the time extension.

**Ferini/Brown Vote: 3-0 (Cooney absent)
10 day appeal period; fee required.**

C-2.	17TEX-00000-00022	Villas at Oak Hills Time Extension	Vandenberg Village
	08NGD-00000-00011	John Zorovich, Supervising Planner (805) 934-6297 Nereyda Montano, Planner (805) 934-6587	

Hearing on the request of Kim Link of Urban Planning Concepts, agent for Anthony Wells of Oak Hill Partners, LLC, owner, to consider Case No. 17TEX-00000-000022 [application filed on October 3, 2017] for a one year time extension to November 18, 2018 (from the date of November 18, 2017), for Case No. 07DVP-00000-00016 in compliance with Section 35.84.030 of the County Land Use and Development Code, on property zoned DR-6 and 20-R-1; and to accept the previously adopted Mitigated Negative Declaration (MND) (Case No. 08NGD-00000-00011) as adequate Environmental Review for Case No. 17TEX-00000-00022 pursuant to Section 15162 of the State Guidelines for Implementation of the California

Environmental Quality Act. There are no new significant environmental impacts as a result of this time extension request. The original MND identified significant but mitigable effects on the environment in the following categories: Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Noise, and Water Resources/Flooding. The MND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara, CA 93101, The application involves Assessor Parcel No. 097-730-021, located on Oakhill Drive in the Vandenberg Village area, Third Supervisorial District.

ACTION: Approved the time extension.

**Brown/Ferini Vote: 3-0 (Cooney absent)
10 day appeal period; fee required.**

XIII. STANDARD AGENDA:

1.	17ORD-00000-00004	Cannabis Land Use Ordinance	
	17ORD-00000-00010	Amendments and Licensing Program	Countywide
	17EIR-00000-00003	Mindy Fogg, Supervising Planner (805) 884-6848 Jessica Metzger, Planner (805) 568-3532	

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

- a) **17ORD-00000-00004.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 17ORD-00000-00004) amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code;
- b) **17ORD-00000-00010.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 17ORD-00000-00004) amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code by amending Division 2, Definitions, Division 4, Zoning Districts, Division 6, Parking Regulations, and Division 7 General Regulations; and

to recommend that the Board certify the Cannabis Land Use Ordinance and Licensing Program Final Programmatic Environmental Impact Report (EIR) (Case No. 17EIR-00000-00003, State Clearinghouse No. 2017071016) and the associated revision letter (RV 01) for Case Nos. 17ORD-00000-00009 and 17ORD-00000-00010, pursuant to the State CEQA Guidelines.

ACTION: Continued the item to the special hearing of January 24, 2018.

**Ferini/Brown Vote: 3-0 (Cooney absent)
Appeal process not applicable.**

2.	16DET-00000-00004	Lompoc Stone Vesting Determination Project	Lompoc
	12NGD-00000-00022	Errin Briggs, Energy Specialist (805) 568-2047 Joe Dargel, Planner (805) 568-3573	

Hearing on the request of Sid Goldstien, civil engineer and agent for the applicant, Lompoc Stone (Sepulveda), to consider the following:

- a) **16DET-00000-00004** [application filed on November 8, 2016] for a vesting determination of the Lompoc Stone mining expansion area, in compliance with County Land Use and Development Code Section 35.82.160.D-2 (Vested Rights); and

- b) **10RVP-00000-00048** [application filed on June 9, 2010] for approval of a revised Reclamation Plan (revising Case No. 90-RP-001) for surface mining on 083-060-015 & 083-060-009 (Site 1A) and sorting and storage activities on APNs 083-070-018 & 083-070-010 (Site 1B) in compliance with Section 35.82.160 of the Land Use and Development Code on property zoned 100-AG; and

to adopt the Mitigated Negative Declaration (12NGD-00000-00022) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 083-060-015 & 083-060-009 (Site 1A) and 083-070-018 & 083-070-010 (Site 1B), located north of Santa Rosa Road and easterly of State Route 1, in the Lompoc area, 4th Supervisorial District. As a result of the project, significant but mitigable effects on the environment are anticipated in the following categories: aesthetics/visual resources, air quality, biological resources, cultural resources, geologic resources, hazardous materials/risk of upset and water quality. The Mitigated Negative Declaration (MND) and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Road, Suite C, Santa Maria or 123 East Anapamu Street, Santa Barbara.

ACTION: Continued the item to the hearing of February 28, 2018.

Ferini/Brown **Vote: 3-0 (Cooney absent)**
Appeal process not applicable.

	Revised Cultural Resources	
3.	17ORD-00000-00017	Countywide
	Thresholds of Significance	
	Exempt, CEQA Guidelines Sections 15064.7 & 15378	Dr. Glenn Russell, Director (805) 568-2085

Hearing on the request of the Santa Barbara County Planning and Development Department to consider Case No. 17ORD-00000-00017, and recommend that the Board of Supervisors amend the County of Santa Barbara’s Environmental Thresholds and Guidelines Manual, by revising thresholds of significance to guide the County’s environmental analysis of cultural resources for projects subject to the California Environmental Quality Act (CEQA); and recommend that the Board of Supervisors find the adoption of a revised thresholds is exempt pursuant to CEQA Guidelines Sections 15064.7, 15378, and 15378(d). (Continued from 12/20/17)

ACTION: Recommended that the Board of Supervisors make the required findings for approval, including CEQA findings; recommended that the Board of Supervisors determine that the project is exempt from CEQA; and adopted a Resolution recommending that the Board of Supervisors adopt Case No. 17ORD-00000-00017, amending the County of Santa Barbara’s Environmental Thresholds and Guidelines Manual by revising thresholds of significance to guide the County’s environmental analysis of cultural resources of a project subject to CEQA, and as revised at the hearing of January 10, 2018.

Ferini/Brown **Vote: 3-0 (Cooney absent)**
Appeal process not applicable.

Jeff Wilson
Secretary to the Planning Commission

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