



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of January 30, 2013
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
JOAN HARTMANN	3rd District, Chair	123 East Anapamu Street
LARRY FERINI	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Vice-Chair	(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.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Cooney completed his biennial ethics training, and reminded the other Commissioners to look into whether their own training is due.
- VIII. **MINUTES:** The Minutes of December 19, 2012 and January 9, 2013 were considered as follows:
ACTION: Approved the Minutes of December 19, 2012.
Cooney/Blough **Vote: 4-0-1 (Ferini abstained)**
ACTION: Approved the Minutes of January 9, 2013, as revised.
Blough/Cooney **Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

X. STANDARD AGENDA:

09DVP-00000-00019
09CUP-00000-00023

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|-----------|--------------------------|---|---------------------------------------|
| 1. | 12GOV-00000-00028 | Inn at Mattei's Tavern | Los Olivos |
| | 12EIR-00000-00001 | Zoraida Abresch, Supervising Planner (805) 934-6585 | John Zorovich, Planner (805) 934-6297 |

Hearing on the request of Matthew Allen, on behalf of owner Santa Rita Land & Vine, LLC to consider the following:

- a) **09DVP-00000-00019** (application filed on June 1, 2009) for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code, on property zoned C-2, allowing for alterations to the Mattei's Tavern and construction and operation of a 64-key cottage style hotel;
- b) **09CUP-00000-00023**, [application filed on June 1, 2009] for a Minor Conditional Use Permit on property zoned C-2 allowing an individual alternative wastewater treatment system in compliance with Section 35.82.060 of the County Land Use and Development Code;

Hearing on the request of Jeff Havlik, agent for Department of Public Works, Transportation Division, to consider case number 12GOV-00000-00028, for a determination that the proposed vacation of a portion of the Railway Avenue, Santa Barbara Avenue and an unnamed alley rights-of-way are in conformity with the Comprehensive Plan of the County of Santa Barbara, including the Santa Ynez Valley Community Plan, pursuant to Government Code Section 65402(a);

and to certify the Environmental Impact Report (12EIR-00000-00001) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: visual resources/aesthetics (cumulative). Potentially significant but mitigable (Class II) impacts were identified in the issue areas of aesthetic resources, biological resources, cultural/historical resources, hydrology and water quality and utilities. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The EIR is also available for review at the Solvang Library, 1745 Mission Drive, Solvang. The application involves AP Nos. 135-073-003; -005; 135-064-002; 004; -011; -020; and -021; located at Railway Avenue/Jonata Street intersection known as 2326 Railway Avenue/2329 Jonata Street in the Third Supervisorial District. (Continued from 12/19/12)

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

Blough/Brown Vote: 5-0
10 day appeal period; fee required

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|-----------|---|---|-------------------------------------|
| 2. | 12ORD-00000-00002 | Temporary Uses (Special Events) | |
| | 12ORD-00000-00004 | Ordinance Amendments | Countywide |
| | 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, 11/07/12, and 01/09/13)

ACTION: Continued the item to the hearing of February 6, 2013, at the request of the Commission.

Blough/Brown **Vote: 4-0 (Cooney absent)**
Appeal process not applicable.

3. **Planning Commission Retreat Topics Discussion Item**

Dianne Black, Assistant Director (805) 568-2000

The County Planning Commission will discuss potential topics for their upcoming retreat.

ACTION: The Commission discussed potential topics for their upcoming retreat, including ethics and conflict of interest training, CEQA updates, project processing, staff report formatting, communication between staff and Planning Commission, Brown Act training, and general plan document usage. The Commission also discussed potential topics for briefings, including code enforcement issues, agricultural issues (in conjunction with the office of the Ag. Commissioner), the climate action plan, and status updates on various community plans. No action was taken.

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org

Dianne M. Black
Secretary to the Planning Commission