



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

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

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

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 (CSBT) 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 CSBT Channel 20. This hearing will also be streamed live on CSBT'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:** All Commissioners were present.
- IV. **ELECTION OF THE 2019 PLANNING COMMISSION CHAIR AND VICE CHAIR**

ACTION: Elected Commissioner Parke as the 2019 Planning Commission Chair.

Ferini/Cooney Vote: 5-0

ACTION: Elected Commissioner Brown as the 2019 Planning Commission Chair.

Blough/Ferini Vote: 5-0
- V. **APPOINTMENT OF THE 2019 PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**

ACTION: Appointed Jeff Wilson as the 2019 Planning Commission Secretary.

Blough/Ferini Vote: 5-0

ACTION: Appointed David Villalobos as the 2019 Planning Commission Recording Secretary.

Blough/Ferini Vote: 5-0
- VI. **AGENDA STATUS REPORT:** by Jeff Wilson.
- VII. **PROJECTION REPORT:** by Jeff Wilson.
- VIII. **PUBLIC COMMENT:**

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

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

ACTION: Approved the Minutes of December 5, 2018

Blough/Cooney Vote: 5-0

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

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

C-1. 18GOV-00000-00008	Los Olivos Alley Disposition Government Code Conformity	Los Olivos
	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: Determined the proposed project conforms with the Comprehensive Plan, and transmitted the conformity report.

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

XIII. **STANDARD AGENDA:**

1. 17ORD-00000-00005	Hoop Structures Ordinance Amendment	Countywide
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: Made the required findings for approval, as revised, including CEQA findings, and recommended that the Board of Supervisors make the required findings for approval, as revised; Recommended that the Board of Supervisors certify the Hoop Structures Ordinance Amendment Program Environmental Impact Report (17EIR-00000-00004), as modified by EIR Revision Document RV 01 and by the Planning Commission; and adopted a resolution recommending that the Board of Supervisors approve the Hoop Structure Ordinance Amendment, incorporating revisions to the Hoop Structures Ordinance Amendment.

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

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: Approved the project.

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

- 3. 18CUP-00000-00010 PG&E Telecommunications Facility at Cat Canyon Santa Maria**
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: Approved the project with revisions to the Conditions of Approval.

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

Jeff Wilson
Secretary to the Planning Commission

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