



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of February 6, 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:** Judy Paulson spoke to the issue of the condition of the road for the Dominion Ranch Road Subdivision, and asked for some level of County intervention. The Commission asked staff to request from Public Works staff information regarding whether the approach is in the public right-of-way and to schedule a briefing on the subject at the hearing of March 13, 2013.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown brought to the attention of the public the Planning and Development department-hosted webinars/brown bag lunches. Information for these webinars can be found on the Planning and Development website.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- IX. **CONSENT AGENDA ITEMS AND PROCEDURE:**

**Pescadero Lofts Real Estate Option**

**C-1. 13GOV-00000-00001 Agreement Government Code Conformity Isla Vista**  
Anne Almy, Supervising Planner (805) 568-2053  
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Ronn Carlentine, agent for Santa Barbara County General Services Department, to consider case number 13GOV-00000-00001, application filed on January 9, 2013, for a determination that entering into a Real Estate Option Agreement with Pescadero Lofts Isla Vista, Limited Partnership for APN 075-080-005, is in conformity with the

Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a). The property is located in the Isla Vista community, Third Supervisorial District.

**ACTION: Determined the project to be in conformity with the Comprehensive Plan, pursuant to Government Code Section 65402(a).**

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

**X. STANDARD AGENDA:**

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|-----------|--------------------------|--|-------------------|
| <b>1.</b> | <b>09DVP-00000-00035</b> | <b>TTT Vineyard and Winery</b>   | <b>Santa Ynez</b> |
|           | <b>12NGD-00000-00010</b> | John Karamitsos, Supervising Planner (805) 934-6255<br>Florence Trotter-Cadena, Planner (805) 934-6253 |                   |

Hearing on the request of Steve Martin, agent for Kevin Beer, Aspen Properties, to consider Case No. 09DVP-00000-00035, [application filed on December 17, 2009] for approval of a Development Plan in compliance with Sections 35.42.280 and 35.82.080 of the County Land Use and Development Code, on property zoned AG-I-5, allowing for the conversion of an existing 5,200 square-foot building and operation of a Tier III Winery providing for: 1) a 4,000 case per year production facility; 2) a public wine tasting room; and 3) ten (10) organized gatherings per year with a maximum of 79 attendees at each event; and to adopt the Negative Declaration (12NGD-00000-00010) 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, Air Quality, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Land Use, Noise, Public Facilities, Recreation, Transportation/Circulation and Water Resources/Flooding. All documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The application involves AP No. 141-050-003, 3730 Roblar Avenue, located on the south side of Roblar Avenue, approximately 1,200 feet east of the intersection of Roblar Avenue and Edison Street, in the Santa Ynez area, Third Supervisorial District.

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

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

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| <b>2.</b> | <b>12ORD-00000-00002</b>                    | <b>Temporary Uses (Special Events)</b>   | <b>Countywide</b> |
|           | <b>12ORD-00000-00004</b>                    | <b>Ordinance Amendments</b>  |                   |
|           | Exempt, CEQA Guidelines Section 15061(b)(3) | Dianne Black, Assistant Director (805) 568-2000<br>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, 01/09/13, and 01/30/13)

**ACTION:** Made the required findings for approval, including CEQA findings, and recommended that the Board of Supervisors make the required findings for approval of the proposed amendments; Recommended that the Board of Supervisors determine that 12ORD-00000-00002 is categorically exempt and that 12ORD-00000-00004 is statutorily exempt from CEQA; and adopted resolutions recommending that the Board of Supervisors approve Case Nos. 12ORD-00000-00002 and 12ORD-00000-00004, as revised.

**Cooney/Brown**      **Vote: 3-1-1 (Ferini no; Blough abstained)**  
**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