



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA MARKED AGENDA

Hearing of February 12, 2014
9:00 a.m.

C. MICHAEL COONEY 1st District
CECILIA BROWN 2nd District, Vice-Chair
JOAN HARTMANN 3rd District
LARRY FERINI 4th District
DANIEL BLOUGH 5th District, 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 the 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 Leticia I. Miguel.
- III. **ROLL CALL:** All Commissioners were present (Brown via remote).
- 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:** None.
- VIII. **MINUTES:** The Minutes of January 29, 2014 will be considered as follows:

ACTION: Approved the Minutes of January 29, 2014.

Cooney/Hartmann Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**

11TPM-00000-00003
1. 14CUP-00000-00003 Richardson Tentative Parcel Map Santa Maria
13NGD-00000-00013 Zoraida Abresch, Supervising Planner (805) 934-6585
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Hugh Richardson, owner, to consider the following:

- a) **11TPM-00000-00003/TPM 14,780**, [application filed on July 12, 2011] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 40.69 acres (gross/net) into four parcels of 10.17 acres each (gross/net);

- b) **14CUP-00000-00003** [application filed on January 22, 2014] for approval of a Minor Conditional Use Permit to allow for a multi-parcel water system in compliance with Section 35.82.060 of the County Land Use and Development Code on property zoned RR-10 under the Land Use and Development Code; and

to adopt the Negative Declaration (13NGD-00000-00013) 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, Air Quality, Biological Resources, Geologic Processes, Noise, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review online at the following location: <http://www.sbcountyplanning.org/environmental/active.cfm>. The application involves AP No. 129-151-037, located at the terminus of Richview Road, in the Santa Maria area, Fourth Supervisorial District. (Continued from 1/29/14)

ACTION: Approved the project.

Ferini/Cooney Vote: 5-0
10 day appeal period; fee required.

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| 2. | 13DVP-00000-00002 | Heritage Villas | Vandenberg Village |
| | 13NGD-00000-00020 | John Karamitsos, Supervising Planner (805) 934-6255 | Florence Trotter-Cadena, Planner (805) 934-6253 |

Hearing on the request of Russell Khouri, Heritage II, L.P., to consider Case No. 13DVP-00000-00002, [application filed on February 1, 2013] 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 DR-20.0, to develop Phase II of a senior housing facility; and to adopt the Negative Declaration (13NGD-00000-00020) 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, Air Quality, Biological Resources, Geological Resources, Noise, Public Facilities and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review online at the following location: <http://www.sbcountyplanning.org/environmental/active.cfm>. The application involves Assessor's Parcel Number 097-371-069 located on Burton Mesa Boulevard in the Lompoc area, Third Supervisorial District.

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

Hartmann/Ferini Vote: 5-0
10 day appeal period; fee required.

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| 3. | 13ORD-00000-00008 | 2013 General Package Ordinance Amendments | Countywide |
| | Exempt, CEQA Guidelines Sections 153061(b)(3) and 15265 | Dianne Black, Assistant Director (805) 568-2000 | Noel Langle, Planner (805) 568-2067 |

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

- a) **13ORD-00000-00008.** Adopt a recommendation to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 13ORD-00000-00008) amending Article 35.2, Zones and Allowable Land Uses, Article 35.3, Site Planning and Other Project Standards,

Article 35.4, Standards for Specific Land Uses, Article 35.8, Planning Permit Procedures, Article 35.10, Land Use and Development Code Administration, and Article 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code; and

- b) **13ORD-00000-00010.** Adopt a recommendation to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 13ORD-00000-00010) amending Division 2, Definitions, Division 4, Zoning Districts, Division 6, Parking, Division 7, General Regulations, Division 10, Nonconforming Structures and Uses, and Division 11, Permit Procedures, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code.

and to determine the project is exempt from CEQA pursuant to Sections 15061(b)(3) and 15265 of the State Guidelines for the Implementation of the California Environmental Quality Act. The proposed ordinances would implement new regulations and make other minor clarifications, corrections and revisions regarding:

- Agricultural processing (extensive) definition - Deleting examples that are actually common practices. (County LUDC only)
- CN Zone include restaurants as a permitted use. (County LUDC only)
- Commercial zones exterior uses- Correcting process and screening requirements for exterior uses. (County LUDC only)
- Comprehensive Plan, Development Code, and Zoning Map amendment process - Revising existing language and implementing new procedures regarding the processing of amendments to the text and maps of the Comprehensive Plan, and the text and maps of the County Land Use and Development Code. (County LUDC only)
- Exterior material storage screening requirements - Revising the existing language regarding the required screening for the exterior storage of materials in residential zones to specify that the screening must be located in close proximity to the storage area. (County LUDC and Article II)
- Exterior vehicle (trailer) storage requirements and allowed paving materials - Including recreational vehicles in the limits on the number of vehicles that can be stored outside of a garage or similar structure, and allowing the use of permeable materials in the construction of driveways and parking areas. (County LUDC and Article II)
- Grocery and Specialty Food Store definition - Amending the definition to (1) allow areas for the on-premises consumption of packaged food and specially prepared food items, and (2) to including delicatessens within the definition. (County LUDC only)
- Hostels not allowed in AG-I Zones - Deleting as a conditionally permitted use in the AG-I zone. (County LUDC only)
- Impermissible structural alterations to nonconforming structures - Adding language that specifies that nonconforming structure that is structurally altered in violation of the zoning ordinance loses its status as a nonconforming structure and must either be demolished or remodeled as a conforming structure. (County LUDC and Article II)
- Phased Conditional Use Permit and Development Plan maximum build-out periods - Including a maximum period of time in which the permits required to allow the build-out of a project that has a phasing agreement must be issued. (County LUDC and Article II)
- PI Zone meeting facilities (religious) permit requirement - Correcting permit requirement for religious meeting facilities. (County LUDC only)
- PI Zone office floor area limitation- Deleting percentage limitations on office floor area within the overall development. (County LUDC only)

- Pool and pool equipment setbacks for interior lots - Specifying the setbacks for pools and attendant equipment when located on an interior lot. (County LUDC and Article II)
- Setback exemptions in single family residential subdivisions - Including additional situations where historical setback determinations remain in effect. (County LUDC only)
- Special care homes permit requirements in the Special Purpose Zones- Clarifying permit requirements in the special purpose zones. (County LUDC only)
- Special care homes restriction on the number of clients - Reducing the number of clients served in a special care home that qualifies as a permitted use the specific zone from 14 to six. (Article II only)
- Summerland Community Plan area special findings - Correcting the list of findings for approval of Conditional Use Permits, Modifications, Surface Mining and Variances. (County LUDC only)
- Surface mining and reclamation regulations for idle mines - Changing the review authority of applications for interim management plans filed for surface mines that have become idle from the Planning Commission to the Director, and allowing additional extensions of the time limit on interim management plans to be consistent with recent amendments to State law. (County LUDC and Article II)
- Time extensions review authorities and noticing requirements - Clarifying the existing process including appropriate review authority and noticing requirements. (County LUDC only)
(Continued from 10/30/13 and 12/04/13)

ACTION: Made the required findings for approval, including CEQA findings; Recommended that the Board of Supervisors find 13ORD-00000-00008 and 13ORD-00000-00010 to be categorically exempt from CEQA; and adopted resolutions recommending that the Board of Supervisors adopt Case Nos. 13ORD-00000-00008 and 13ORD-00000-00010.

Cooney/Ferini

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

Dianne M. Black
Secretary to the Planning Commission