



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of February 24, 2016
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice-Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
LARRY FERINI	4th District, Chair	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District	(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:** 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:** None.
- VIII. **MINUTES:** The Minutes of February 10, 2016 were considered as follows:
ACTION: **Approved the Minutes of February 10, 2016.**
Cooney/Brooks Vote: 4-0-1 (Brown abstained)
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**
 1. **Hydromodification Briefing**

John Karamitsos, Public Works Department (805) 568-3373

The Planning Commission will receive a briefing regarding the hydromodification program.

ACTION: **The Planning Commission received a briefing from John Karamitsos, Cathleen Garnand, and Bree Belyea, Public Works Department regarding the hydromodification program. No action was taken.**

2. Short-term Rental Ordinance Briefing Countywide
Exempt, CEQA Guidelines Section 15378(b)(5) Matt Schneider, Deputy Director (805) 568-2072
Jessica Metzger, Planner (805) 568-3532

Hearing on the request of the Planning and Development Department that the County Planning Commission receive a staff briefing regarding the use of Short-term Rentals (STRs) within the agricultural zone districts in the unincorporated County, and provide direction to staff to develop specific zoning ordinance amendments to the County Land Use and Development Code (LUDC) and Coastal Zoning Ordinance (Article II) for the use or prohibition of STRs within the agricultural zones in the unincorporated County. (Continued from 11/04/15 and 12/09/15)

ACTION: Directed staff to draft an ordinance that would allow short-term rentals on all agricultural zoned lands, including land in agricultural preserve contract, with regulations, and determined that the briefing and the Commission's direction does not constitute a project under CEQA.

Cooney/Blough Vote: 3-2 (Brown and Brooks no)
Appeal process not applicable.

3. Long Range Planning Annual Work Program FY 2016-17 Countywide
Exempt, CEQA Guidelines Section 15378(b)(5) Matt Schneider, Deputy Director (805) 568-2072

Hearing on the request of the Long Range Planning Division of the Planning and Development Department for the County Planning Commission to receive and review the *2016-2017 Annual Work Program*, and direct staff to forward any comments to the Board of Supervisors.

ACTION: Received and reviewed the *2016-2017 Annual Work Program*, determined that the County Planning Commission's action is not a project, and directed staff to forward a recommendation to the Board of Supervisors to continue work on required services, operations and current projects; and initiate new state mandated projects and new projects supported by general fund contributions for the *2016-2017 Annual Work Program*, and request that the Los Alamos In Lieu Parking Program be added to Table 3 (Recommended New Projects) in place of the Outdoor Lighting project, and that the Sustainable Living Research Initiative project, and Wine Tasting Room Permitting project be placed on Table 4 (Potential Future Projects).

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

4. 2015 Comprehensive Plan Annual Progress Report Countywide
Exempt, CEQA Guidelines Section 15378(b)(5) Allen Bell, Supervising Planner (805) 568-2056

Hearing on the request of the Planning and Development Department to receive and file the *2015 Comprehensive Plan Annual Progress Report* and authorize staff to provide the annual progress report to the Board of Supervisors, Governor's Office of Planning and Research, California Department of Housing and Community Development, and City of Santa Barbara pursuant to Government Code Section 65400.

ACTION: Received and filed the *2015 Comprehensive Plan Annual Progress Report*, determined that the County Planning Commission's action is not a project, and authorized staff to provide the *2015 Comprehensive Plan Annual Progress Report* to the Board of Supervisors, Governor's Office of Planning and Research, California Department of Housing and Community Development, and City of Santa Barbara.

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

5. 15ORD-00000-00002
15ORD-00000-00004 2016 General Package Ordinance Amendments **Countywide**

Exempt, CEQA Guidelines Section 15061(b)(3) & 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) **15ORD-00000-00002.** Adopt a recommendation to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 15ORD-00000-00002) 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 35.5, Oil and Gas, Wind Energy and Cogeneration Facilities, Article 35.6, Resource Management, Article 35.8, Planning Permit Procedures, Article 35.10, Land Use and Development Code Administration, and Article 35.11, Glossary, Appendix D, Development Standards for Residential Second Units on Lots Less Than Two Acres in Size Served by Onsite Sewage Disposal Systems, 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) **15ORD-00000-00004.** Adopt a recommendation to the to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 15ORD-00000-00004) amending Division 1, In General, Division 2, Definitions, Division 4, Zoning Districts, Division 5, Overlay Districts, Division 7, General Regulations, Division 8, Services, Utilities and Other Related Facilities, and Division 11, Permit Procedures, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code.

The proposed ordinances would implement new regulations and make other minor clarifications, corrections and revisions regarding:

- Agricultural employee proof of employment.
- Cabaña requirements.
- Community Care facilities.
- CUP Design Review requirements.
- Lot Line Adjustments standards for approval.
- Overlay Zone-Airport Approach: include EHS review of hazardous materials.
- Overlay Zone-Growth Management: delete section (Inland area only).
- Medical marijuana cultivation regulations cross-reference.
- Permit exemptions.
- Public safety facilities (Coastal Zone only).
- Street Frontage definition (Inland area only).
- Use Determinations procedures (Coastal Zone only).
- Wastewater disposal permit requirements and standards for private systems.
- Water pipelines: delete limitation to wastewater and reference to energy facilities section (Inland area only).

The proposed ordinances also make other minor corrections and language revisions that do not materially change the existing regulations and serve only to clarify or correct existing language. The proposed ordinance amending the County Land Use and Development Code also deletes language that only applies within the Coastal Zone.

ACTION: Made the required findings for approval, including CEQA findings and recommended that the Board of Supervisors make the findings for approval of the proposed amendments; Recommended that the Board of Supervisors

determine that the ordinance, Case No. 15ORD-00000-00002 is categorically exempt from CEQA; Recommended that the Board of Supervisors determine that the ordinance, Case No. 15ORD-00000-00004 is statutorily exempt from CEQA; Adopted Resolution No. 16-04 recommending that the Board of Supervisors approve Case No. 15ORD-00000-00002; and adopted Resolution No. 16-05 recommending that the Board of Supervisors approve Case No. 15ORD-00000-00004.

**Brown/Brooks 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