



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of March 5, 2014
9:00 a.m.

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

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 5, 2014 and February 12, 2014 were considered as follows:
ACTION: Approved the Minutes of February 4, 2014.
Brown/Hartmann Vote: 5-0
ACTION: Approved the Minute of February 12, 2014, as revised.
Brown/Hartmann Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1. 14GOV-00000-00001 **Laguna Sanitation District Land Acquisition Government Code Conformity** **Santa Maria**
Zoraida Abresch, Supervising Planner (805) 934-6585
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Don Grady, agent for the Department of Public Works, Laguna County Sanitation District to consider case number 14GOV-00000-00001, [application filed on January 29, 2014], for a determination that the proposed acquisition of a 127-acre portion of a 328.89-acre parcel conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(c). This site is identified as AP No. 113-240-002, located in the Santa Maria area, Third Supervisorial District.

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

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

XI. STANDARD AGENDA:

1. 13CUP-00000-00016 AT&T Telecommunications Facility Santa Maria

Exempt, CEQA Guidelines Sections 15303 and 15304 John Karamitsos, Supervising Planner (805) 934-6255
Dana Eady, Planner (805) 934-6266

Hearing on the request of Robert McCormick, agent for the applicant, AT&T, to consider Case No. 13CUP-00000-00016 [application filed on June 25, 2013] to allow construction and operation of an unmanned telecommunications facility, in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, on property zoned AG-II-40; and to determine the project is exempt from the provisions of CEQA pursuant to Sections 15303 and 15304 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 129-151-046, located approximately 2 miles east of the Intersection of Hwy 101 and Clark Avenue, known as 2650 E. Clark Avenue, Santa Maria area, Fourth Supervisorial District. (Continued from 1/29/14)

ACTION: Continued the item to the hearing of March 12, 2014, at the request of the applicant.

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

2. Carr Appeal of the Zoning Administrator's 13APL-00000-00030 Denial of the Irene and Frances Rich Beach Cabana Hope Ranch

Exempt, CEQA Guidelines Section 15270 Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Chip Wullbrandt, agent/attorney for the applicant, Lee Carr to consider Case No. 13APL-00000-00030 [application filed on December 24, 2013], appealing the Zoning Administrator's denial on December 16, 2013, of Coastal Development Permit 11CDH-00000-00032, in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 1.5-EX-1; and to determine the project is exempt from CEQA pursuant to Section 15270 of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 063-220-023, located at 4353 Marina Drive, in the Hope Ranch area of the Goleta Community Plan area, Second Supervisorial District.

ACTION: Accepted late submittal from Kellam de Forest into the record.

Blough/Brown Vote: 5-0

ACTION: Accepted late submittal from C.E. Chip Wullbrandt into the record.

Brown/Ferini **Vote: 4-1 (Blough no)**

ACTION: Made the required findings for approval, including CEQA findings; determined the project to be exempt from CEQA; approved the appeal, Case No. 13APL-00000-00030; approved *de novo* Case No. 11CDH-00000-00032, with revisions to the Conditions of Approval.

Brown/Ferini **Vote: 4-1 (Cooney no)**
10 day appeal period; no fee required (Coastal Zone).

3. Code Enforcement Briefing Countywide
Dianne Black, Assistant Director (805) 568-2000
Petra Leyva, Supervising Planner (805) 568-2071

The County Planning Commission will receive a briefing regarding code enforcement processes and issues.

ACTION: The Planning Commission received a briefing from regarding the zoning enforcement and permit compliance programs from Petra Leyva, Zoraida Abresch, and Steve Mason, Planning and Development. No action was taken.

14GPA-00000-00001
14GPA-00000-00002
14ORD-00000-00001
4. 14ORD-00000-00002 Summerland Community Plan Update Summerland
13EIR-00000-00003 Jeff Hunt, Deputy Director (805) 568-2072
David Lackie, Supervising Planner (805) 568-2023

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

- a) **14GPA-00000-00001.** Recommend that the Board of Supervisors adopt a general plan amendment amending the text in the Area/Community Goals (Section V), and adopting the Summerland Community Plan Update as an amendment to the Land Use Element of the Comprehensive Plan.
- b) **14GPA-00000-00002.** Recommend the Board of Supervisors adopt a general plan amendment amending the text in the Santa Barbara County Coastal Land Use Plan – Chapter 4 “The Planning Areas,” and adopting the Summerland Community Plan Update as an amendment to the Coastal Land Use Plan of the Comprehensive Plan.
- c) **14ORD-00000-00001.** Recommend the Board of Supervisors adopt an ordinance amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, to adopt new zoning regulations as part of implementing the Summerland Community Plan Update.
- d) **14ORD-00000-00002.** Recommend the Board of Supervisors adopt an ordinance amending the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code, to adopt new zoning regulations as part of implementing the Summerland Community Plan Update.
- e) **Summerland Community Plan Residential and Commercial Design Guidelines.** Recommend the Board of Supervisors rescind the 1992 Board of Architectural Review

Guidelines for Summerland and adopt the Summerland Residential Design Guidelines and the Summerland Commercial Design Guidelines;

and recommend that the Board of Supervisors certify the Summerland Community Plan Update Final Supplemental Environmental Impact Report (Final SEIR) (State Clearinghouse No. 2011071036) for Case Nos. 14GPA-00000-00001, 14GPA-00000-00002, 14ORD-00000-00001, 14ORD-00000-00002 and the Summerland Residential Design Guidelines and Summerland Commercial Design Guidelines, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). The project involves all lots located in the Summerland Community Plan Area, First Supervisorial District.
(Continued from 2/05/12)

ACTION: **Made the required findings for approval, as revised; recommended that the Board of Supervisors certify the Summerland Community Plan Update Final SEIR; adopted resolutions that the Board of Supervisors adopt the Summerland Community Plan Update as amendments to the Land Use Element and the Coastal Land Use Plan of the Local Coastal Program; adopted resolutions the Board of Supervisors amend the Santa Barbara County Land Use and Development Code and the Santa Barbara County Coastal Zoning Ordinance; adopted a resolution recommending that the Board of Supervisors rescind the 1992 Board of Architectural Review Guidelines for Summerland and adopt the Summerland Community Plan Residential and Commercial Design Guidelines.**

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

5. 2013 Comprehensive Plan Annual Progress Report Countywide
Jeff Hunt, Deputy Director Long Range Planning (805) 568-2072

Hearing on the request of the Long Range Planning Division to receive and file the *Santa Barbara County 2013 Comprehensive Plan Annual Progress Report* and authorize staff to provide the annual report to the Board of Supervisors, Governor’s Office of Planning and Research, and State Department of Housing and Community Development.

ACTION: **Received and filed the 2013 Comprehensive Plan Annual Progress Report, determined that the County Planning Commission’s action is not a project, and authorized staff to provide the annual progress report to the Board of Supervisors, Governor’s Office of Planning and Research, and State Department of Housing and Community Development.**

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

6. Annual Work Program for FY 2014-2015 Countywide
Jeff Hunt, Deputy Director Long Range Planning (805) 568-2072

Hearing on the request of the Long Range Planning Division for the Planning Commission to receive and review the *2014-2015 Annual Work Program*, and direct staff to forward any comments to the Board of Supervisors.

ACTION: **Added a new project #18 Greenhouse Gas CEQA Thresholds to Table 3.**

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

ACTION: Added a new project #37 Sustainable Living Research Ordinance to Table 4.

Brown/Hartmann

Vote: 3-2 (Blough and Ferini no)
Appeal process not applicable

ACTION: Received and reviewed the *2014-2015 Annual Work Program*, directed staff to forward a recommendation to the Board of Supervisors to continue work on required services, operations and current projects; and initiate new grant funded projects and new project supported by the general fund contributions for the *2014-2015 Annual Work Program*, as revised by the Commission.

Brown/Hartmann

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