



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of March 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 (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 January 30, 2013 and February 6, 2013 were considered as follows:  
**ACTION: Approved the Minutes of January 30, 2013.**  
**Cooney/Blough Vote: 5-0**  
**ACTION: Approved the Minutes of February 6, 2013.**  
**Blough/Brown Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director and Michael Ghizzoni, Assistant County Counsel.
- X. **STANDARD AGENDA:**

1. **09DVP-00000-00035 TTT Vineyard and Winery Santa Ynez**  
**12NGD-00000-00010** John Karamitsos, Supervising Planner (805) 934-6255  
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. (Continued from 2/06/13)

**ACTION: Made the Findings to deny the project, determined the project to be exempt from CEQA, and denied the project, Case No. 09DVP-00000-00035.**

**Cooney/Brown Vote: 3-2 (Ferini/Blough no)  
10 day appeal period; fee required**

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|----|--------------------------|------------------------------------|---|
| 2. | <b>10TPM-00000-00003</b> | <b>Ciervo Four-Lot Subdivision</b> | <b>Goleta</b>   |
|    | 12NGD-00000-00015        |                                    | Anne Almy, Supervising Planner (805) 568-2053<br>Julie Harris, Planner (805) 568-3518 |

Hearing on the request of Ginger Andersen, agent for the owner Ciervo Farming Co., LLC to consider Case No. 10TPM-00000-00003 (TPM14,771), [application filed on July 26, 2010] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 556.5 acres into four lots of 126.8 acres, 193.3 acres, 116.4 acres, and 120.0 acres, on property zoned AG-II-100 and AG-II-40; and to adopt the Negative Declaration (12NGD-00000-00015) 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, Biological Resources, Geologic Processes, and Noise. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP Nos. 069-020-006 and -008, 153-170-040, -062, -063, -065, and -066, located at 1502 Camino Rio Verde, in the Goleta area, Second Supervisorial District.

**ACTION: Approved the project.**

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

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|----|---|------------------------------------|---|
| 3. | <b>12CUP-00000-00035</b>                    | <b>Verizon Temporary Mobile</b>    | <b>Summerland</b>   |
|    | <b>12CDP-00000-00104</b>                    | <b>Telecommunications Facility</b> |   |
|    | Exempt, CEQA Guidelines Section 15304(d)(e) |                                    | Zoraida Abresch, Supervising Planner (805) 934-6585<br>Megan Lowery, Planner (805) 568-2517 |

Hearing on the request of Jay Higgins, agent for applicant, Verizon Wireless, to consider Case Nos. 12CUP-00000-00035 and 12CDP-00000-00104 [application filed on October 24, 2012] for a Conditional Use Permit and Coastal Development Permit to allow a temporary telecommunications facility in compliance with Section 35-172 and Section 35-169.4.3 of the Article II Coastal Zoning Ordinance, on property zoned RR-5; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15304 (d)



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Dianne M. Black  
Secretary to the Planning Commission

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