



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Special Hearing of March 20, 2013
1:00 p.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 in the South Coast, Lompoc, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of this Planning Commission Hearing will be on CSBTV Channel 20 the evening of Friday, March 22, following the conclusion of the Montecito Planning Commission hearing.*

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. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- IX. **STANDARD AGENDA:**
 - 06CDH-00000-00038**
 - 06CDH-00000-00039**
 - 07CUP-00000-00065**
 - 09CDP-00000-00045**
 - 10CUP-00000-00039**
 - 1. 10CDP-00000-00094** **Paradiso del Mare Ocean and Inland Estates** **Gaviota**
 - 09EIR-00000-00003** Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner (805) 884-8068

Hearing on the request of Brooks Street to consider the following:

- a) **06CDH-00000-00038**, [application filed on July 27, 2006; REVISED September 19, 2011] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-100 (APN: 079-200-004, known as the ocean lot) to allow construction of a 5,806 square foot residence with an attached 1,421

square foot garage/mechanical space, a detached 800 square foot guesthouse, 651 square foot guesthouse garage and pool;

- b) **06CDH-00000-00039**, [application filed on July 28, 2006; REVISED September 19, 2011] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-100 (APN: 079-200-008, known as the inland lot) to allow construction of a residence 7,326 (gross) square feet in size with an attached 1,837 square foot basement and garage/mechanical space, a detached 800 square foot guesthouse and pool;
- c) **07CUP-00000-00065**, [application filed on August 9, 2007] for a Minor Conditional Use Permit in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-100; to allow construction of two water lines, an 8-10 inch potable line and a 4 inch reclaimed line, that would extend west from an existing Goleta Water District water line located near the Bacara Resort, to APN 079-200-004 (the Ocean Estate) and APN 079-200-008 (the Inland Estate). The water line would cross the adjacent parcel, APN 079-200-005, situated between the Bacara Resort and the project site, through a proposed utility corridor that would be 20 feet in width. The water line would be privately owned and sized to only accommodate the proposed residential and agricultural development on the Ocean and Inland Estates. The extended water line to serve the Ocean and Inland Estates would measure approximately 7,500 feet in length;
- d) **09CDP-00000-00045**, [application filed on July 21, 2009] for a Coastal Development Permit in compliance with to 35-169 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-100; allow construction of two water lines, an 8-10 inch potable line and a 4 inch reclaimed line, that would extend west from an existing Goleta Water District water line located near the Bacara Resort, to APN 079-200-004 (the Ocean Estate) and APN 079-200-008 (the Inland Estate). The water line would cross the adjacent parcel, APN 079-200-005, situated between the Bacara Resort and the project site, through a proposed utility corridor that would be 20 feet in width. The water line would be privately owned and sized to accommodate the proposed residential and agricultural development on the Ocean and Inland Estates. The extended water line to serve the Ocean and Inland Estates would measure approximately 7,500 feet in length;
- e) **10CUP-00000-00039**, [application filed on November 12, 2010] for a Major Conditional Use Permit in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-100; to allow construction of a portion of the Coastal Trail across APN 079-200-004 (the Ocean Estate). The constructed portion of the Coastal Trail would measure approximately 1,600 feet in length;
- f) **10CDP-00000-00094**, [application filed on November 12, 2010] for a Coastal Development Permit in compliance with to 35-169 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-100; allow construction of a portion of the Coastal Trail across APN 079-200-004 (the Ocean Estate). The constructed portion of the Coastal Trail would measure approximately 1,600 feet in length;

and to certify the Environmental Impact Report (09EIR-00000-00003, Revised February 2013) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. The proposed project includes public access and open space dedications. A complete project description is provided in Section 5.3 of this report. As a result of this project, significant unavoidable effects on the environment are anticipated in the following categories: Aesthetics (cumulative) and Cultural Resources (direct and cumulative). The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara and on the County of Santa Barbara Planning and Development website at <http://www.sbcountyplanning.org>. The

applications involve AP No's. 079-200-004, 079-200-005, and 079-200-008, located south of Highway 101 approximately one mile west of the City of Goleta in the Gaviota area, Third Supervisorial District.

ACTION: Directed staff to return with a representative to speak to the issue of hazardous materials, provide additional highway safety information, address the question of analysis under CEQA for off-site alternative vertical beach access and/or homesite, address the adequacy of the waterline fill depth, address open space and public access easement issues, provide conditions for a 10-foot no build area surround the abandoned wells, a NTPO for bio issues/seal haulout, rodenticide use, an animal waste management, and organic fertilizer and pesticide/herbicide use; and continued the item to the hearing of April 10, 2013, at the request of the Commission.

Brown/Cooney **Vote: 4-0 (Blough absent)**
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