



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of April 2, 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 Leticia I. Miguel.
- 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:** Marc Chytilo spoke to the Summerland Citizens' Association Appeal.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **MINUTES:** The Minutes of March 5, 2014 and March 12, 2014 were considered as follows:
ACTION: Approved the Minutes of March 5, 2014.
Cooney/Brown **Vote: 5-0**
ACTION: Approved the Minute of March 12, 2014.
Cooney/Brown **Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**
 1. **13APL-00000-00010 Santa Barbara Land & Ranching Co. Fencing Appeal Naples**
13NGD-00000-00019 Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Marc Chytilo, on behalf of the Naples Coalition, to consider Case No. 13APL-00000-00010, [appeal filed on April 11, 2013] to consider the appeal of the Zoning

Administrator's decision to approve Case No. 12CDH-00000-00039, in compliance with Section 35-182 of Article II, the Coastal Zoning Ordinance, on property zoned AG-II-100; adopt the Negative Declaration (13NGD-00000-00019) 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: Biological Resources and Geologic Processes. 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. 079-160-046, -045, -021, -038, 079-170-031 through -045, and 079-180-031, 22.4 total acres located at 471 Langtry Avenue within the Naples Townsite, Third Supervisorial District. (Continued from 6/26/13 and 7/30/13)

ACTION: Continued the item to the hearing of May 7, 2014, at the request of staff.

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

2. **12CUP-00000-00021 Sunburst Farm Agricultural Employee**
12CUP-00000-00023 Dwelling & State Small Water System **Lompoc**
Exempt, CEQA Guidelines Section 15303 John Karamitsos, Supervising Planner (805) 934-6255
Dana Eady, Planner (805) 934-6266

Hearing on the request of John Henry McCaughey, agent for P.A. Paulsen, applicant, to consider the following:

- a) **12CUP-00000-00021** [application filed on May 30, 2012] for a Conditional Use Permit allowing for: 1) construction of two new agricultural employee dwellings each of approximately 2,980 square feet, and 2) conversion of an existing 2,400 square foot main residence to an agricultural employee dwelling in compliance with Section 35.82.060 of the County Land Use and Development Code (LUDC), on property zoned AG-II-100;
- b) **12CUP-00000-00023** [application filed on May 30, 2012] for a Conditional Use Permit to upgrade the existing water system to a State Small water system by: 1) adding three new connections for a total of twelve connections, and 2) installation of appurtenant equipment and water utility lines in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-II-100; and to

determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15303. The application involves AP Nos. 083-480-026 and 083-480-002, located at 7200 Highway 1, in the Lompoc area, Third Supervisorial District.

ACTION: Dropped the item from the Standard Agenda, at the request of staff.

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

3. **12ORD-00000-00014 Article II CZO Minor Amendment** **Countywide**
Exempt, CEQA Guidelines Sections 15061(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 review the recommendation of the Montecito Planning Commission and adopt a resolution recommending that the Board of Supervisors adopt an ordinance (Case No. 12ORD-00000-00014) amending Division 1, In General, Division 2, Definitions, Division 7, General Regulations, Division 8, Services, Utilities and Other Related Facilities, Division 11, Permit Procedures, and Division 12, Administration, 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 ordinance amendment implements new regulations and make other clarifications, corrections and revisions regarding the following:

- **Authority for land use and zoning decisions** - Include a new table that provides in one location the decision-makers and appeal bodies for the different permit processes.
- **Concurrent processing of Coastal Development Permits with discretionary applications** - Revise the existing procedures that require the concurrent processing of a Coastal Development Permit with Conditional Use Permits, Demolition and Reclamation Permits, Final Development Plans and Modifications to specify that these procedures also apply to discretionary applications for Oil and Gas Exploration/Production Plans and Variances.
- **Definitions** - Revise the introductory paragraph of Section 35-58 (Definitions) to be more consistent with the County and Montecito Land Use and Development Codes.
- **Noticing requirements** - Revise the procedures for providing public notice of projects to be more consistent with the County and Montecito Land Use and Development Codes.
- **Permit expiration and time extensions** - Clarify the existing procedures and development standards regarding permit expiration and time extensions, and add a new section that places all the procedures regarding time extensions in one location.
- **Private services** - Amend Division 8 (Services, Utilities and Other Related Facilities) to be consistent with Public Health Department terminology.
- **Residential second units and solar energy facilities permit process** - Clarify the jurisdiction and hearing and noticing requirements for applications for certain residential second units and solar energy facilities in situations where State law prohibits a discretionary review process.
- **Road naming and street addressing** - Add new procedures and development standards for naming and renaming public and private roads and addressing property.
- **Single projects with multiple applications** - Clarify the existing language regarding decision-maker jurisdiction over separate applications that involve the same project.
- **Waived hearing process** - Clarify the existing language regarding the timing of when projects, where the public hearing is proposed to be waived, are listed on the Zoning Administrator's or Montecito Planning Commission's agenda, and add new procedures to allow waived public hearings for applications for time extensions.
- **Zoning Clearance process** - Add the Zoning Clearance process and allow the use of a Zoning Clearance to act as the follow-on zoning permit to allow the commencement of construction of projects that have been permitted through a discretionary process.

ACTION: Recommended that the Board of Supervisors make the findings for approval of the proposed amendment, determine that the adoption of this ordinance is statutorily exempt from CEQA; and adopted a resolution recommending that the Board of Supervisors approve Case No. 12ORD-00000-00014.

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

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