



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of April 4, 2018
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
JOHN PARKE	3rd District, Vice Chair	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 (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 Jeff Wilson.
- V. **PROJECTION REPORT:** by Jeff Wilson.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- IX. **STANDARD AGENDA:**

1. **Engenolf and Millard Appeal of the**
14APL-00000-00010 Feldman Residence Demolition and Rebuild **Carpinteria**
15NGD-00000-00006 Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner (805) 884-8068

Hearing on the request of Robert Egenolf and Bente Millard, attorneys for the owners, Raemer Crest, LLC (745 Sand Point Road) and Brilliant Projects, LLC (735 Sand Point Road) to consider Case No. 14APL-00000-00010 [application filed on April 15, 2014] to appeal the Zoning Administrator's approvals of Case Nos. 13MOD-00000-00001 and 13CDH-00000-00001 in compliance with Section 35-182.2 of the Article II Coastal Zoning Ordinance, on property zoned 10-R-1, and to adopt the Mitigated Negative Declaration (15NGD-00000-00006) dated January 16, 2018, 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, geologic processes, noise, water resources/flooding. The MND and all

documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara or online at: <http://sbcountyplanning.org/environmental/Documents/Feldman%20ND%20New.pdf> The MND 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 Assessor Parcel No. 005-460-043, located at 755 Sand Point Road in the Carpinteria area, First Supervisorial District.

2. **17RVP-00000-00082 Ellwood Quarry Revision Project Goleta**
Addendum to 87-EIR-3 Errin Briggs, Energy Specialist (805) 568-2074
Joe Dargel, Planner (805) 568-3573

Hearing on the request of Sid Goldstien, civil engineer and agent for the applicant, Santa Barbara Sand and Topsoil, to consider Case Nos. 17RVP-00000-00082 and 18RVP-00000-00016 [application filed on September 25, 2017] for conceptual approval of a revision to Conditional Use Permit Case No. 02CUP-00000-00006 and Reclamation Plan Case No. 02RPP-00000-00001 to extend the life of the existing mining operation for 25 years to December 31, 2043; and to accept the March 15, 2018 Addendum to the previously certified Environmental Impact Report (Case No. 87-EIR-3) as adequate to meet the environmental review requirements for this proposal, pursuant to CEQA Guidelines Section 15164. The application involves Assessor Parcel No. 079-100-017, located on Ellwood Ranch approximately one-half mile north of Cathedral Oaks Road near the western end of the City of Goleta, in the Goleta Community Plan area, Third Supervisorial District.

ACTION: Conceptually made the required findings for approval, including CEQA findings; conceptually determined that no subsequent Environmental Impact Report shall be prepared for this project; conceptually approved the project, Case Nos. 17RVP-00000-00082 and 18RVP-00000-00016, with revisions to the Conditions of Approval; directed staff to refer the revised Reclamation Plan to the California State Division of Mine Reclamation (DMR) for review and then return to the Planning Commission for final action after receiving direction from DMR; and direct staff to send a copy of each annual Surface Mining and Reclamation Act (SMARA) inspection report for the site to the Planning Commissioners.

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

3. **17APL-00000-00011 Boulders Lot 11 Appeal Goleta**
11NGD-00000-00013 Alex Tuttle, Supervising Planner (805) 884-6844
Tess Harris, Planner (805) 568-3319

Hearing on the request of the San Antonio Creek Homeowner's Association, Ms. Claire DeHoog, and Dr. Tad Suzuki, Appellants, represented by the Law Offices of Marc Chytilo, to consider Case No. 17APL-00000-00011 [appeal filed on July 31, 2017], an appeal of the South County Board of Architectural Review's decision to grant preliminary design review approval to Case No. 16BAR-00000-00244. Case No. 16BAR-00000-00244 covers the design review of a new single family dwelling on Lot No. 11 of the Park Hill Estates v.2 Subdivision in compliance with Chapter 35.82.070 of the Land Use and Development Code, on property located in the 1-E-1 zone. The design review application involves Assessor Parcel No. 059-290-058, located at 4731 Boulder Ridge Road in the Eastern Goleta Valley Community Plan area, Second Supervisorial District.

ACTION: Continued the item to the hearing of May 9, 2018, at the request of the Planning Commission, with the following direction:

