



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA

Hearing of April 25, 2018  
9:00 a.m.

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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:** Commissioner Ferini was absent.
- 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. **MINUTES:** The Minutes of March 28, 2018 and April 4, 2018 were considered as follows:  
**ACTION: Approved the Minutes of March 28, 2018, as revised.**  
**Brown/Cooney Vote: 4-0 (Ferini absent)**  
**ACTION: Approved the Minutes of April 4, 2018.**  
**Cooney/Brown Vote: 4-0 (Ferini absent)**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Jeff Wilson.
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**  
**Valley Peak Multiagency Communications**  
**C-1. 18GOV-00000-00003 Facility Government Code Conformity Santa Cruz Island**  
Anne Almy, Supervising Planner (805) 568-2053  
Sean Stewart, Planner (805) 568-2517

Hearing on the request of Mike Dyer, agent for the County of Santa Barbara Office of Emergency Management, to consider case number 18GOV-00000-00003, [application filed on March 21, 2018], for a determination that the Office of Emergency Management's proposed communications tower upgrade located on Santa Cruz Island conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code § 65402(a). This site is identified as Assessor Parcel Number 199-050-049, located at Valley Peak, Santa Cruz Island in the Channel Islands Area, Second Supervisorial District.

**ACTION: Determined the proposed project conforms with the Comprehensive Plan, and transmitted the conformity report.**

**Brown/Parke                      Vote: 4-0 (Ferini absent)  
Appeal process not applicable.**

**XI. STANDARD AGENDA:**

**18APL-00000-00004**

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|-----------|---------------------------------------|---|---------------|
| <b>1.</b> | <b>18APL-00000-00005</b>              | <b>Patterson Avenue Holdings Appeal</b>   | <b>Goleta</b> |
|           | Exempt, CEQA Guidelines Section 15303 | Anne Almy, Supervising Planner (805) 568-2053<br>Sean Stewart, Planner (805) 568-2517 |               |

Hearing on the request of Friends of Eastern Goleta Valley, to consider Case Nos. 18APL-00000-00004 and 18APL-00000-00005 [applications filed on February 26, 2018] to appeal the South Board of Architectural Review's (SBAR) preliminary design approval of Case No. 16BAR-00000-00154 and the Director's approval of Case No. 16DVP-00000-00013, in compliance with Chapter 35.82.080 of the County Land Use and Development Code, on property located in the C-2 zone; and to determine the project is exempt from CEQA pursuant to Section 15303 of the Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel No. 067-200-005, located at 80 North Patterson Avenue, in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District.

**ACTION: Continued the item to the hearing of August 1, 2018.**

**Blough/Parke                      Vote: 3-0-1 (Ferini absent, Brown recused)  
Appeal process not applicable.**

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|-----------|--|--|-------------------|
| <b>2.</b> | <b>18ORD-00000-00006</b>   | <b>Damaged or Destroyed Structure</b>  | <b>Countywide</b> |
|           | <b>18ORD-00000-00007</b>   | <b>(Debris Flow) Ordinance Amendment</b>   | <b>Countywide</b> |
|           | Exempt, CEQA Guidelines Section 15061(b)(3), 15302, 15305, 15265 | Alex Tuttle, Supervising Planner (805) 884-6844<br>Tess Harris, Planner (805) 568-3319 |                   |

Hearing on the request of the County of Santa Barbara Planning and Development Department, as directed by the Board of Supervisors during the March 13, 2018 Board of Supervisors hearing, that the County Planning Commission:

- a) Adopt by resolution a recommendation to the Board of Supervisors that the Board of Supervisors adopt an ordinance (Case No. 18ORD-00000-00007) amending Article 35.2, Zones and Allowable Land Uses, Article 35.8, Planning Permit Procedures, Article 35.10, Land Use and Development Code Administration, and Article 35.11, Glossary, of Section 35-1, the Santa Barbara County LUDC, of Chapter 35, Zoning, of the Santa Barbara County Code; and
- b) Adopt by resolution a recommendation to the Board of Supervisors that the Board of Supervisors adopt an ordinance (Case No. 18ORD-00000-00006) amending Division 1, In General, Division 2, Definitions, Division 10, Nonconforming Structures and Uses, and

Division 12, Administration, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code;

The proposed ordinance amendments revise existing regulations, development standards, permit procedures, and definitions in order to accommodate the rebuilding of structures that were damaged or destroyed during a debris flow event or other natural event resulting in a significant change in topography or alteration of drainage features (i.e., creeks, streams, and/or waterways). Pursuant to Section 35-180.3 of Article II, the Director formally initiated the Ordinance Amendments, including the Amendment to the Local Coastal Program, following direction provided by the Board of Supervisors during their March 13, 2018 meeting.

**ACTION:** Made the required findings for approval, including CEQA findings; recommended that the Board of Supervisors determine that the ordinance amendments are exempt from CEQA; and adopted resolutions recommending that the Board of Supervisors approve Case Nos. 18ORD-00000-00006 and 18ORD-00000-00007, as revised.

**Blough/Cooney**      **Vote: 4-0 (Ferini 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](http://www.sbcountyplanning.org)

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Jeff Wilson  
Secretary to the Planning Commission