



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA

Hearing of April 26, 2017  
9:00 a.m.

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C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
MARELL BROOKS	3rd District	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 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 (Blough via remote).
- 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 March 29, 2017 and April 5, 2017 will be considered were considered as follows:

**ACTION:** Approved the Minutes of March 29, 2017.

**Brown/Brooks**      **Vote: 4-0-1 (Blough abstained)**

- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**
  1. **Accessory Dwelling Unit Status Report**

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Dianne Black, Assistant Director (805) 568-2000  
Noel Langle, Planner (805) 568-2047

Request of the Planning and Development Department to provide the County Planning Commission with a report on the status of the Accessory Dwelling Units Ordinance Amendments and the Montecito Planning Commission's consideration of the amendments.

**ACTION: Continued the item to the hearing of May 3, 2017.**

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

**TM 14,709**

**2.      06TRM-00000-00002                      Rancho La Laguna Tract Map  
16CUP-00000-00030                      & State Small Water System                      Los Alamos**  


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**16EIR-00000-00001                      John Zorovich, Supervising Planner (805) 934-6297  
Dana Eady, Planner (805) 934-6266**

Hearing on the request of Susan Petrovich, agent/attorney for Rancho La Laguna LLC, and La Laguna Ranch Co. LLC, owners, to consider the following:

- a) **06TRM-00000-00002** [application filed on July 25, 2006] for approval of a Vesting Tentative Tract Map in compliance with County Code Chapter 21 to subdivide 3,951 acres into 13 lots ranging in size from 160 acres to 605 acres, on property zoned AG-II-100;
- b) **16CUP-00000-00030** [application filed on December 20, 2016] for approval of a Minor Conditional Use Permit for a state small water system with a total of 14 connections and the 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

certify the Environmental Impact Report (16-EIR-1) 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: Aesthetic/Visual resources; Biological Resources; Cultural Resources; and Geology. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The EIR is also available for review at the Solvang branch (1745 Mission Drive) and Orcutt branch (175 S Broadway St) libraries, and online at: <http://sbcountyplanning.org/projects/06TRM-00002RanchLaLaguna/index.cfm>. The application involves Assessor Parcel Nos. 133-080-026, 133-080-036, and a portion of 133-080-037, located approximately 7.5 miles north of the town of Los Olivos and 7.5 miles northeast of the town of Los Alamos, in the Third and Fifth Supervisorial Districts. (Continued from 1/25/17)

**ACTION: Motion to adopt staff recommendations and approve the project.**

**Blough/Ferini                      Vote: 2-3 (Cooney, Brown, Brooks no)\*  
\*Motion fails**

**ACTION: Conceptually denied the project, and directed staff to return with findings for denial on May 31, 2017.**

**Brooks/Brown                      Vote: 3-2 (Ferini and Blough no)  
Appeal process not applicable.**

**3.                      Oakcrest Farms HOA Appeal of Tensley  
16APL-00000-00025                      Tier I Winery Land Use Permit & CBAR Approval                      Los Olivos**  


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**Exempt, CEQA Guidelines Section 15303                      John Zorovich, Supervising Planner (805) 934-6297  
Dana Eady, Planner (805) 934-6266**

Hearing on the request of the Oakcrest Farms Homeowner’s Association (HOA), Appellant, to consider the appeal, Case No. 16APL-00000-00025, [appeal filed on December 19, 2016] in

compliance with Chapter 35.102 of the County Land Use and Development Code, of the Central County Board of Architectural Review's preliminary and final approval of Case No. 16BAR-00000-00076, and the Director's decision to approve Case No. 16LUP-00000-00189, a Land Use permit for a new winery, on property located in the AG-I-5 Zone; and to determine that the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15303. The application involves Assessor Parcel No. 135-220-044, located at 2685 Santa Ynez Street in the Los Olivos area, Third Supervisorial District.

**ACTION:** Continued the item to May 31, 2017, and directed staff to return with additional information regarding noise, temperature control within the winery, and winery hours of operation, as well as findings for denial of the project.

**Brooks/Brown**                      **Vote: 5-0**  
**Appeal process not applicable.**

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|--------------------------|---|----------------|
| <b>4.</b>                | <b>Friends of Ballard Canyon</b>                  |                |
|                          | <b>Appeal of the Larner Tier II Winery</b>        | <b>Solvang</b> |
| <b>16APL-00000-00013</b> |   |                |
| <b>15NGD-00000-00012</b> | John Zorovich, Supervising Planner (805) 934-6297 |                |
|                          | Alex Tuttle, Supervising Planner (805) 884-6844   |                |
|                          | Tess Harris, Planner (805) 568-3319               |                |

Hearing on the request of Marc Chytilo, Attorney for Friends of Ballard Canyon, Appellants, to consider the Appeal of Case No. 13DVP-00000-00009 [appeal filed on April 27, 2016; appeal Case No. 16APL-00000-00013], in compliance with Section 35.102 of the County Land Use and Development Code, of the Zoning Administrator's decision to approve a Development Plan allowing for the construction and operation of a 4,702 sq. ft. winery on property located in the AG-II-100 zone; and to adopt the Revised Final Mitigated Negative Declaration (15NGD-00000-00012) 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, Cultural Resources, Geologic Processes, Public Facilities, Recreation, Transportation/Circulation and Water Resources / Flooding. The Revised Final MND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria. The Revised Final MND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara, and online at: <http://www.sbcountyplanning.org/environmental/active.cfm>. The application involves Assessor's Parcel Numbers 137-100-001, and -003, known as 955 and 1209 Ballard Canyon Road, in the Solvang area, Third Supervisorial District.

**ACTION:** Continued the item to the hearing of May 31, 2017.

**Brooks/Brown**                      **Vote: 5-0**  
**Appeal process not applicable.**

- 5.** **CEQA Training**
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The Planning Commission will receive training on the California Environmental Quality Act (CEQA) from County Counsel staff. (Continued from 2/22/17, 3/08/17, and 3/29/17)

**ACTION:** Continued the item to the hearing of June 7, 2017.

**Brown/Brooks**                      **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](http://www.sbcountyplanning.org)**

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Dianne M. Black  
Secretary to the Planning Commission

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