



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of May 3, 2017
9:00 a.m.

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 Lia Graham.
- III. **ROLL CALL:** by Lia Graham.
- 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 April 5, 2017 were considered as follows:
ACTION: Dropped the Minutes of April 5, 2017 from the agenda.
Brown/Ferini Vote: 4-0 (Cooney absent)
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **STANDARD AGENDA:**
 1. **16APL-00000-00014 Honey Appeal of the Chachakos**
16APL-00000-00015 Second Unit, Workshop, and Garage Toro Canyon
Exempt, CEQA Guidelines Section 15303 Alex Tuttle, Supervising Planner (805) 884-6844
Sean Herron, Planner (805) 568-3510

Hearing on the request of Susan Basham, agent for the appellants Ryan and Tamara Honey, to consider Case Nos. 16APL-00000-00014 and 16APL-00000-00015 [applications filed on May 13, 2016 and June 13, 2016, respectively] to appeal the South County Board of Architectural Review's preliminary approval of Case No. 15BAR-00000-00141 and the Director's approval

of Case No. 15LUP-00000-00300, in compliance with Chapter 35.102.040.A of the County Land Use and Development Code, on property located in the 1-E-1 zone; and to determine that approval of the project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15303. The application involves Assessor Parcel No. 155-100-013, located at 2825 Hidden Valley Lane, in the Toro Canyon Community Plan area, First Supervisorial District. (Continued from 4/05/17)

ACTION: Accepted the applicant’s withdrawal of the Land Use Permit and associated SBAR case (Case Nos. 15LUP-00000-00300 and 15BAR-00000-00141) and accepted the appellant’s withdrawal of their appeal of the Director’s approval of the Land Use permit (appeal Case No. 16APL-00000-00015) and SBAR’s preliminary approval of the project (16APL-00000-00014).

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

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|-----------|--------------------------|--|------------------------|
| 2. | 16DVP-00000-00006 | Behunin Addition | Hollister Ranch |
| | Addendum to 01-ND-31 | Errin Briggs, Energy Specialist (805) 568-2047
Kathryn Lehr, Planner (805) 568-3560 | |

Hearing on the request of Lee Shirvanian, agent for owner Tim Behunin, to consider Case Nos. 16DVP-00000-00006 and 16CDP-00000-00034 [application filed on April 21, 2016] to allow for the construction of a new garage and additions to an existing single family residence; and to accept the Addendum to Negative Declaration (01-ND-31) pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. There would be no new significant environmental impacts as a result of this Development Plan request. The application involves Assessor Parcel No. 083-690-021, located at Parcel 103 in Hollister Ranch, in the Gaviota area, Third Supervisorial District.

ACTION: Approved the project.

Brooks/Ferini **Vote: 4-0 (Cooney absent)**
10 day appeal period; no fee required (Coastal Zone)

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|-----------|--|--|-------------------|
| 3. | 17ORD-00000-00002 | Transitional and Supportive | Countywide |
| | 17ORD-00000-00003 | Housing Ordinance Amendments | |
| | Exempt, CEQA Guidelines Sections 15061(b)(3) and 15265 | Allen Bell, Supervising Planner (805) 568-2056
Jessi Steele, Planner (805) 884-8082 | |

Hearing on the request of the Planning and Development Department that the County Planning Commission:

- a) **17ORD-00000-00002.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 17ORD-00000-00002) amending Article 35.2, Zones and Allowable Land Uses, Article 35.4, Standards for Specific Land Uses, and Article 35.10, Glossary, of Section 35-1, the County Land Use and Development Code (LUDC), of Chapter 35, Zoning, of the Santa Barbara County Code;
- b) **17ORD-00000-00003.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 17ORD-00000-00003) amending Division 2, Definitions, Division 4, Zoning Districts, and Division 7, General Regulations, of Article II, the Coastal Zoning Ordinance (CZO), of Chapter 35, Zoning, of the Santa Barbara County Code; and

to determine the project is exempt from CEQA pursuant to Sections 15061(b)(3) and 15265 of the State Guidelines for Implementation of the California Environmental Quality Act. The

