



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA

Hearing of May 4, 2011  
9:00 a.m.

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C. MICHAEL COONEY	1st District, Vice-Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Chair	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District	(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.*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- IX. **MINUTES:** The Minutes of April 6, 2011 and April 13, 2011 were considered as follows:
- ACTION: Approved the Minutes of April 6, 2011.**
- Cooney/Brown Vote: 5-0**
- ACTION: Approved the Minutes of April 13, 2011.**
- Brown/Brooks Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**

1. **09DVP-00000-00034 Vincent Tier III Winery Santa Ynez**  
**10NGD-00000-00024** John Karamitsos, Supervising Planner (805) 934-6255  
Tammy Weber, Planner (805) 934-6254

Hearing on the request of Ray Severn, on behalf of the owner Anthony Vincent, to consider Case No. 09DVP-00000-00034, [application filed on December 15, 2009] for approval of a

Development Plan in conformance with Section 35.42.280 of the County Land Use and Development Code on a property zoned AG-I, allowing for the construction and operation of a Tier III Winery providing for: 1) a 7,000 case per year production facility; 2) a public wine tasting room; and 3) Eight (8) Special Events per year with a maximum of 150 attendees each event; and to adopt the Negative Declaration (10NGD-00000-00024) 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, Cultural Resources, Fire Protection, Geological Process, Hazardous Materials / Risk of Upset, Noise, Public Recreation, Transportation / Circulation and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Solvang Library, 1745 Mission Drive, Solvang. The application involves AP No. 135-250-033, located at 2370 Refugio Rd., in the Los Olivos area, Third Supervisorial District. (Continued from 4/06/11)

**ACTION:** Continued the item to the hearing of July 6, 2011 at the request of the Commission, in order to provide staff with sufficient time to evaluate the proposed project revisions and traffic study.

**Brooks/Brown**

**Vote: 5-0**

**Appeal process not applicable.**

2. 10CUP-00000-00019 Metro PCS Telecommunication Carpinteria  
Site Rincon Beach Park  
Exempt, CEQA Section 15303 Anne Almy, Supervising Planner (805) 568-2053  
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Jerry Ambrose, on behalf of Metro PCS, to consider Case No. 10CUP-00000-00019 [application filed on May 28, 2010] for the approval of a Major Conditional Use Permit, in compliance with Section 35-172.5 of Article II, Coastal Zoning Ordinance, on property zoned REC, to develop a new telecommunications facility; and to determine that the project is exempt from CEQA pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 001-220-048, located at Rincon Beach Park, 100 South Bates Road in the Carpinteria area, First Supervisorial District. (Continued from 3/02/11, 4/06/11, and 4/13/11)

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

**Cooney/Brown**

**Vote: 5-0**

**Appeal process not applicable.**

3. 09TEX-00000-00028 Mount Calvary Time Extension Santa Barbara  
Exempt, CEQA Section 15061(b)(3) Petra Leyva, Supervising Planner (805) 568-2071  
Kimberly McCarthy, Planner (805) 568-2005

Hearing on the request of Steve Fort, agent for the owners to consider Case No. 09TEX-00000-00028 [application filed on October 14, 2009] for a three year time extension of the 12 month limitation for the discontinuance of a conditionally permitted use (Case N. 83-CP-79) in compliance with Section 35.84.030.D.2.b (Discontinuance of Use) of the County Land Use and Development Code, on property zoned 40-E-1 and to determine the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 021-010-017, located at 2500 Mt. Calvary Road, in the Santa Barbara area, First Supervisorial District.

**ACTION: Approved the project.**

**Cooney/Brooks**

**Vote: 5-0**

**10 day appeal period; fee required.**

<b>11ORD-00000-00012</b>			
<b>4. 11ORD-00000-00014</b>	<b>General Package Ordinance Amendments</b>	<b>Countywide</b>	
<b>Exempt, CEQA Section 15061(b)(3)</b>	<b>Dianne Black, Director, Development Services (805) 568-2000</b> <b>Noel Langle, Planner (805) 568-2067</b>		

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

- a) **11ORD-00000-00012.** Adopt a recommendation to the Board of Supervisors that they adopt an ordinance (Case No. 11ORD-00000-00012) amending Article 35.2, Zones and Allowable Land Uses, Article 35.4, Standards for Specific Land Uses, Article 35.5, Oil and Gas, Wind Energy and Cogeneration Facilities, 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 Land Use and Development Code, of Chapter 35, Zoning, of the County Code;
- b) **11ORD-00000-00014.** Adopt a recommendation to the Board of Supervisors that they adopt an ordinance (Case No. 11ORD-00000-00014) amending Division 1, In General, Division 2, Definitions, Division 7, General Regulations, Division 8, Services, Utilities and Other Related Facilities, and Division 11, Permit Procedures, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code;

and to recommend that the Board of Supervisors determine that the ordinances are exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act.

The proposed ordinances would implement new regulations and make other minor clarifications, corrections and revisions regarding:

- Abalone shell processing - delete abalone shell processing as a use allowed with a Conditional Use Permit in the AG-II zone (CLUDC only).
- Animal keeping - allow the keeping of household pets accessory to a residence in all zones that allow residential uses (CLUDC and Article II).
- Campground/Recreational Vehicles - correct errors that were made when translating Article III Inland Zoning Ordinance language into the County Land Use and Development Code (CLUDC only).
- Conditional Use Permits and Development Plans phasing agreements - include procedures to allow the review authority to approve phasing agreements concurrently with Conditional Use Permits and Development Plans for project that are expected to take several years to complete (CLUDC and Article II).
- Demolition and Reclamation Permits - Provide that the Zoning Administrator is the decision-maker (review authority) for demolition and reclamation permits that may be appealed to the Coastal Commission and include processing requirements, and allow revisions to approved Demolition and Reclamation Permits through the Substantial Conformity and Amendment process (CLUDC and Article II).
- Indemnification agreements - Require the submittal of an agreement to indemnify the County as part of an application for a planning permit (CLUDC and Article II).
- Land Use Permits expiration periods - include expiration and time extension procedures for Land Use Permits (CLUDC and Article II).
- Micro-breweries/wineries - include within definition of Bar, Pub (CLUDC only).
- Modifications not associated with Conditional Use Permits and Development Plans - clarify

language regarding allowable modifications not associated with Conditional Use Permits and Development Plans, and provide a waived hearing process (CLUDC and Article II).

- Motor vehicle and material storage - add new regulations that include (1) restrictions on the number of motor vehicles that can be stored outside, (2) limiting the amount of yard area devoted to storage of materials, and (3) provide screening requirements for both motor vehicles and material storage, on residential zoned property (CLUDC and Article II).
- Residential second units - allow in addition to a farm employee dwelling if the lot is zoned AG-I (Article II only).
- Shopping Center Zone Similar Use Determinations - shift review authority from Planning Commission to Director for similar use determinations within established shopping centers (CLUDC only).
- Substantial Conformity Determinations/Amendments Procedures - Include process requirements for applications for Substantial Conformity Determinations and Amendments to discretionary permits (CLUDC and Article II).
- Surface Mining/Reclamation Plan process - shift permit requirement to implement a Conditional Use Permit for surface mining and reclamation from a Land Use Permit to a Zoning Clearance (CLUDC only).
- Temporary uses - eliminate the permit exemption for temporary uses of property where the property is rented for periods of less than 30 days (CLUDC and Article II).
- Trailers - allow for the storage of trailers other than recreational vehicles as a use accessory to a residence (CLUDC and Article II).
- Wastewater treatment systems - include a definition of alternative wastewater treatment system consistent with the County Public Health Department (CLUDC and Article II).

**ACTION:** Continued the item to the hearing of June 8, 2011 at the request of the Commission.

**Blough/Brown**

**Vote: 5-0**

**Appeal process not applicable.**

#### **Certificates of Compliance**

5. **11ORD-00000-00011**      **Process Ordinance Amendment Briefing**      **Countywide**

Dianne Black, Director, Development Services (805) 568-2000  
Noel Langle, Planner (805) 568-2067

Request of the Planning and Development Department that County Planning Commission receive a briefing on Case No. 11ORD-00000-00011, an ordinance amending Chapter 21, Land Division, of the Santa Barbara County Code to add procedures regarding the processing of applications for Certificates of Compliance and Conditional Certificates of Compliance.

**ACTION:** The Commission received a briefing on 11ORD-00000-00011 regarding the processing of applications for Certificates of Compliance and Conditional Certificates of Compliance from Noel Langle, Planning and Development. No action was taken.

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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