



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA

Hearing of May 7, 2014  
9:00 a.m.

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C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Vice-Chair	Engineering Building, Room 17
JOAN HARTMANN	3rd District	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 (CSBT) 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 CSBT Channel 20.*

### 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 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 2, 2014 were considered as follows:  
**ACTION: Approved the Minutes of April 2, 2014.**  
**Hartmann/Ferini** **Vote: 5-0**
  - IX. **CONSIDER SENDING LETTER TO THE COASTAL COMMISSION REGARDING THE COUNTY PLANNING COMMISSION'S ACTION ON THE CARR CABANA:** No action taken.
  - X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
  - XI. **CONSENT AGENDA ITEMS AND PROCEDURE:**  
**Villa Sevillano Park Trails**
- C-1. 14GOV-00000-00002 **Easement Government Code Conformity** **Carpinteria**  
Zoraida Abresch, Supervising Planner (805) 884-8051  
Megan Lowery, Planner (805) 568-2517

Hearing on the request of Claude Garciacelay, agent for Santa Barbara County Community Services Department, to consider Case No. 14GOV-00000-00002, [application filed on April 2, 2014] for a determination that dedication of a new trail easement in two parts to connect existing trails, on the Rothbard (previously Villa Sevillano) property (AP No. 005-270-006) is in conformity with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a). The property is located directly west of the Santa Barbara Polo Club at 3215 Foothill Road in the Carpinteria area, First Supervisorial District.

**ACTION: Determined the project to be in conformity with the Comprehensive Plan, pursuant to Government Code Section 65402(a).**

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

**XII. STANDARD AGENDA:**

- 1. 13APL-00000-00010 Santa Barbara Land & Ranching Co. Fencing Appeal Naples**  
**13NGD-00000-00019** Anne Almy, Supervising Planner (805) 568-2053  
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Marc Chytilo, on behalf of the Naples Coalition, to consider Case No. 13APL-00000-00010, [appeal filed on April 11, 2013] to consider the appeal of the Zoning Administrator's decision to approve Case No. 12CDH-00000-00039, in compliance with Section 35-182 of Article II, the Coastal Zoning Ordinance, on property zoned AG-II-100; adopt the Negative Declaration (13NGD-00000-00019) 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 and Geologic Processes. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The ND 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 AP Nos. 079-160-046, -045, -021, -038, 079-170-031 through -045, and 079-180-031, 22.4 total acres located at 471 Langtry Avenue within the Naples Townsite, Third Supervisorial District. (Continued from 6/26/13, 7/30/13, and 4/02/14)

**ACTION: Denied the appeal, Case No. 13APL-00000-00010; Made the required findings for approval, including CEQA findings; Adopted the Negative Declaration and mitigation monitoring program; and granted de novo approval of Case No. 12CDH-00000-00039.**

**Cooney/Brown Vote: 5-0  
10 day appeal period; no fee required (Coastal Zone).**

- 2. 13CUP-00000-00005**  
**13CDP-00000-00010 Adizes Graduate Institute Carpinteria**  
**14NGD-00000-00002** Anne Almy, Supervising Planner (805) 568-2053  
Julie Harris, Planner (805) 568-3518

Hearing on the request of Steve Welton, agent for the owner Ichak Adizes Amended Trust, to consider the following:

- a) **13CUP-00000-00005** [application filed on February 13, 2013], for a Conditional Use Permit to allow a graduate school to operate on the project site and convert a 3,893 square foot barn and a 1,180 square foot portion of a stable for graduate school uses in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned AG-I-10; and

- b) **13CDP-00000-00010** [application filed on February 13, 2013], for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned AG-I-10 to allow a graduate school to operate on the project site and convert a 3,893 square foot barn and a 1,180 square foot portion of a stable for graduate school uses;

and to adopt the Mitigated Negative Declaration (14NGD-00000-00002) 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 category: Cultural Resources. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Carpinteria Public Library, 5141 Carpinteria Avenue, Carpinteria. The application involves AP No. 001-190-041, located at 1212 Mark Avenue, in the Carpinteria area, First Supervisorial District.

**ACTION: Approved the project.**

**Cooney/Hartmann Vote: 5-0**  
**10 day appeal period; no fee required (Coastal Zone).**

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| <b>3.</b> | <b>CalTrans State Route 192 Arroyo</b>       |   |
|           | <b>Parida Bridge Replacement Project</b>     | <b>Carpinteria</b>  |
|           | <b>Exempt, CEQA Guidelines Section 15270</b> | Anne Almy, Supervising Planner (805) 568-2053<br>Jennifer Siemens, Planner (805) 568-2000 |

Hearing on the request of Amy Donatello, agent for the California Department of Transportation to consider Case No. 14APL-00000-00004, [application filed on February 18, 2014] to appeal the South Board of Architectural Review (SBAR) denial of Case No. 12BAR-00000-00096 in compliance with Chapter 35-182 of the Article II Coastal Zoning Ordinance (CZO), on property located in the Transportation Corridor (TC) zone district in the Coastal Zone; and to determine the project is exempt from CEQA pursuant to Section 15270 of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP Nos. 005-310-007, -008, -012, -021, -025, -026, 005-320-025, -042, located on State Highway 192, post mile 15.4/15.6 Foothill Road, approximately ½ mile west of Cravens Lane, Carpinteria, First Supervisorial District.

**ACTION: Made the required findings for denial of the preliminary design approval for Case No. 12BAR-00000-00096; Determined the denial is exempt from CEQA; and denied the appeal, Case No. 14APL-00000-00004, thereby affirming *de novo* the decision of the SBAR to deny the preliminary approval of Case No. 12BAR-00000-00096.**

**Cooney/Brown Vote: 4-1 (Blough no)**  
**10 day appeal period; no fee required (Coastal Zone).**

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| <b>4.</b> | <b>14APL-00000-00001</b>                     | <b>Woolley Appeal</b>  | <b>Summerland</b> |
|           | <b>Exempt, CEQA Guidelines Section 15270</b> | Anne Almy, Supervising Planner (805) 568-2053<br>J. Ritterbeck, Planner (805) 568-3509 |                   |

Hearing on the request of Everett Woody, agent for Robert and Karina Woolley, property owners, to consider Case No. 14APL-00000-00001, [application filed on January 21, 2014] to appeal the Department of Planning and Development's denial of 13LUP-00000-00376, in compliance with Chapter 35.102 of the County Land Use and Development Code, on property located in the 1-E-1 zone district; and to determine the project is exempt from CEQA pursuant to Section 15270 of the State Guidelines for the Implementation of the California Environmental Quality Act. The

application involves AP No. 005-020-024, located at 355 Ortega Ridge Road in the inland, urban area of the Summerland Community Plan, First Supervisorial District.

**ACTION:** Made the required findings for denial of the project Case No. 13LUP-00000-00376; Determined the denial of the project is exempt from CEQA; Denied the appeal, Case No. 14APL-00000-00001; and denied *de novo*, the project, Case No. 13LUP-00000-00376.

Cooney/Brown      Vote: 5-0  
10 day appeal period; fee required.

5. 14GPA-00000-00005      Green Building Program Amendment      Countywide  
Exempt, CEQA Guidelines Section 15061(b)(3)      David Lackie, Deputy Director (805) 568-2023

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

- a) **14GPA-00000-00005.** Recommend that the Board of Supervisors adopt a Comprehensive Plan amendment amending Policy 2.1, *Voluntarily Going Beyond State Building Energy Standards*, of the Santa Barbara County Comprehensive Plan Energy Element;

and recommend that the Board of Supervisors find that this amendment is exempt from the provisions of CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The purpose of the proposed Comprehensive Plan amendment is to update the County's green building program.

**ACTION:** Recommended that the Board of Supervisors make the required findings for approval; Recommended that the Board of Supervisors find that this amendment is exempt from CEQA; and adopted a Resolution recommending that that the Board of Supervisors approve Case No. 14GPA-00000-00005.

Brown/Hartmann      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