



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA

Hearing of May 31, 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.
- 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 April 5, 2017, April 26, 2017, and May 3, 2017 were considered as follows:
  - ACTION:** Continued review of the Minutes of April 5, 2017 to the hearing of June 7, 2017.  
**Brown/Brooks**                      **Vote: 4-0-1 (Blough abstained)**
  - ACTION:** Approved the Minutes of April 26, 2017.  
**Brown/Blough**                      **Vote: 5-0**
  - ACTION:** Approved the Minutes of May 3, 2017.  
**Brown/Blough**                      **Vote: 4-0-1 (Cooney abstained)**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

X. **STANDARD AGENDA:**

**Oakcrest Farms HOA Appeal of Tensley**

1. **16APL-00000-00025 Tier I Winery Land Use Permit & CBAR Approval Los Olivos**

**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. (Continued from 4/26/17)

**ACTION:** Accepted the applicant's withdrawal of the Land Use Permit and accepted the appellant's withdrawal of their Appeal of the Director's approval of the Land Use Permit, acknowledged that upon withdrawal of the Land Use Permit and Appeal, there is no action for the County Planning Commission to take on the Permit or Appeal and drop the item from the County Planning Commission's agenda, and determined that this action is exempt from CEQA.

**Brooks/Blough**

**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**

**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 and April 26, 2017)

**ACTION: Made the required findings for denial of the project, including CEQA findings, determined that denial of the project is exempt from CEQA, and denied the project, Case Nos. 06TRM-00000-00002/tm 14,709 and 16CUP-00000-00030.**

**Brooks/Brown Vote: 3-2 (Ferini and Blough no)  
10 day appeal period; fee required**

- 3. 16APL-00000-00013 Friends of Ballard Canyon Solvang**  
**15NGD-00000-00012 Appeal of the Larner Tier II Winery**  
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. (Continued from 4/26/17)

**ACTION: Motion to accept late submittals into the record from Bob Field, Ana Citrin, Mary Beth Kerr, Matt Allen, and Leigh Layman.**

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

**ACTION: Denied the appeal, Case No. 16APL-00000-00013, made the required findings for approval, including CEQA findings, adopted the Revised Mitigated Negative Declaration (15NGD-00000-00012), and granted *de novo* approval of Case No. 13DVP-00000-00009, with revisions to the Conditions of Approval.**

**Brooks/Blough Vote: 5-0  
10 day appeal period; fee required**

- 4. 17GOV-00000-00001 Five-Year Capital Improvement Program (CIP) for Fiscal Years 2017-2022 Countywide**  
**Comprehensive Plan Conformity Review**  
Exempt, CEQA Guidelines Section 15378(b)(4) David Lackie, Supervising Planner (805) 568-2023  
Steven Counts Imara, Planner (805) 884-8060

Hearing at the request of the Board of Supervisors to review the proposed new projects in the Five-Year CIP for Fiscal Years 2017-2022 and report to the Board of Supervisors as to their conformity with the Comprehensive Plan, pursuant to Government Code Sections 65401 and 65402.

**ACTION:** Reviewed the list of proposed new projects in the Five-Year CIP for Fiscal Years 2017-2022, considered the conformity of the proposed projects with the Comprehensive Plan pursuant to Government Code Sections 65401 and 65402.

**Brown/Brooks**                      **Vote: 4-0 (Blough 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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Dianne M. Black  
Secretary to the Planning Commission