



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of June 8, 2011
9:00 a.m.

C. MICHAEL COONEY 1st District, Vice-Chair
CECILIA BROWN 2nd District
MARELL BROOKS 3rd District
JOE H. VALENCIA 4th District, Chair
DANIEL BLOUGH 5th District

County of Santa Barbara
Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(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 the 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:** Leticia I. Rodriguez.
- 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:** John Thorndike discussed a grievance report relating to his Toro Canyon property.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- IX. **INTENT TO WAIVE A PUBLIC HEARING:**

10TEX-00000-00024 Bee Rock Quarry Time Extension Lake Cachuma

John Karamitsos, Supervising Planner (805) 934-6255
Dana Carmichael, Planner (805) 934-6266

The proposed application is a request for an additional two-year time extension in order to complete the Bee Rock Quarry Expansion project which was approved by the County Planning Commission on January 10, 2007 (Case Nos. 03CUP-00000-00092 and 03RPP-00000-00004). The application involves AP Nos. 141-290-029 and 141-290-056, located off of State Route 154 near Lake Cachuma, in the Third Supervisorial District.

ACTION: **Acknowledged intent to waive public hearing. No action was taken.**

X. **STANDARD AGENDA:**

**Appeal of a Time Extension for the
Previously Approved Diamond
Rock Mine and Processing Facility**

Maricopa/Ventucopa

1. **11APL-00000-00006**
05EIR-00000-00001

Zoraida Abresch, Supervising Planner (805) 934-6585
Gary Kaiser, Planner (805) 934-6259

Hearing on the request of the Cuyama Valley Conservancy, represented by Gene Zannon and Jennifer Lee, appellant to consider the appeal, Case No. 11APL-00000-00006 [appeal filed on March 24, 2011] of the Planning Director's decision to grant a Time Extension (Case No. 10TEX-00000-00014) for the Diamond Rock Mine and Processing Facility Conditional Use Permit and Reclamation Plan (Case Nos. 03CUP-00000-00037 and 03RRP-00000-00002), in compliance with Section 35.84.030 of the County Land Use and Development Code; and to accept 05EIR-00000-00001 as adequate Environmental Review for Case No. 10TEX-00000-00014 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The subject property is approximately 280 acres located west of State Highway 33, approximately six miles south of its junction with State Highway 166, in the Maricopa/Ventucopa area, Fifth Supervisorial District. (Continued from 5/11/11)

ACTION: **Made the required findings for a Time Extension, including CEQA findings; Accepted 05EIR-00000-00001 as adequate environmental review for Case No. 10TEX-00000-00014; Denied Case No. 11APL-00000-00006, thereby upholding Planning and Development's approval of a Time Extension for 03CUP-00000-00037; and granted de novo approval of Case No. 10TEX-00000-00014.**

Blough/Valencia

Vote: 5-0

10 day appeal period; fee required

Revision to the Previously Approved

2. **11RVP-00000-00032 Diamond Rock Mine and Processing Facility Maricopa/Ventucopa**

Addendum to 05EIR-00000-00001 Zoraida Abresch, Supervising Planner (805) 934-6585
Gary Kaiser, Planner (805) 934-6259

Hearing on the request of Troesh Materials, Inc., represented by Sespe Consulting, to consider Case No. 11RVP-00000-00032 for approval of an revision to the previously approved Diamond Rock Mine and Processing facility (Case No. 03CUP-00000-00037 and 03RRP-00000-00002, respectively) in compliance with Sections 35.84.040.E.2, 35.080.020 and 35.80.060 of the County Land Use and Development Code, on property zoned U (Ordinance 661) & AG-II-40; and to accept the Addendum to Environmental Impact Report (05EIR-00000-00001) pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original EIR identified significant effects on the environment in the following categories: Air Quality due to emission of oxides of nitrogen (NOx) from equipment at the project site, as well as significant but mitigable effects related to Drainage and Flooding, Geologic Hazards, Biological Resources, Traffic, Noise, Air Quality, Visual Resources and "Quality of Life" issues in the vicinity of the project site. The subject property is 280 acres located west of State Highway 33, approximately six miles south of its junction with State Highway 166, in the Maricopa/Ventucopa area, Fifth Supervisorial District. (Continued from 5/11/11)

ACTION: **Approved the project with revisions to the Conditions of Approval.**

Blough/Valencia

Vote: 3-2

10 day appeal period; fee required

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

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).
- (Continued from 5/04/11)

ACTION: Continued the item to the hearing of July 6, 2011, at the request of staff.

Brooks/Blough

Vote: 5-0

Appeal process not applicable.

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| 4. | 11CUP-00000-00002 | Village Hills Church of
Christ Change of Use | Vandenberg Village |
| | Exempt, CEQA Section 15301 | Zoraida Abresch, Supervising Planner (805) 934-6585
Tammy Weber, Planner (805) 934-6254 | |

Hearing on the request of Lynn Swenson agent, on behalf of Marno Geotsch owner, to consider 11CUP-00000-00002 [application filed on January 21, 2011] a Conditional Use Permit to bring an existing church into compliance with Section 35.82.060 of the County Land Use Development Code on a property zoned C-2 Commercial Zone District; and to determine that the project is exempt from CEQA pursuant to Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves APN: 097-590-004, located at 3875 Constellation Rd. Suites C & D, in the Lompoc area, Third Supervisorial District.

ACTION: Approved the project.

Brooks/Brown

Vote: 5-0

10 day appeal period; fee required

Dianne M. Black
Secretary to the Planning Commission

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