



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of July 6, 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

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBTU) 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 CSBTU 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:** Jeff Nelson spoke to the building moratorium in Goleta and its effects on specific properties and the community.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brooks referenced a press release that she read pertaining to the placement of Hibbits Ranch on Highway 246 into an agricultural conservation easement. Commissioner Cooney noted that he recently made a trip to Alaska, and that it is interesting to see development in its early stages, and the effects of a lack of zoning regulations. Commissioner Valencia encouraged members of the public to participate in the current redistricting process that the county is undertaking, and the potential detrimental effects of current proposals to split the City of Lompoc in two. Commissioner Brown responded that the City of Goleta, which is split between the 2nd and 3rd Districts, has been doing well with two representatives.
- VIII. **MINUTES:** The Minutes of June 1, 2011 and June 8, 2011 were considered as follows:

ACTION: **Approved the Minutes of June 1, 2011.**

Cooney/Brown **Vote: 5-0**

ACTION: **Approved the Minutes of June 8, 2011.**

Cooney/Brown **Vote: 5-0**

IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.

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 and 5/04/11)

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

Brooks/Brown

Vote: 5-0

Appeal process not applicable.

2. 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 and 6/08/11)

ACTION: **Continued the item to the hearing of August 3, 2011, at the request of the Commission.**

Blough/Valencia

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

Dianne M. Black
Secretary to the Planning Commission