



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of July 11, 2018
9:00 a.m.

C. MICHAEL COONEY 1st District
CECILIA BROWN 2nd District
JOHN PARKE 3rd District, Vice-Chair
LARRY FERINI 4th District
DANIEL BLOUGH 5th District, Chair

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 (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:** Commissioner Parke participated in a recent Zaca Fire survey.
- VIII. **MINUTES:** The Minutes of May 2, 2018, May 30, 2018 and June 6, 2018 were considered as follows:

ACTION: **Approved the Minutes of May 2, 2018, as revised.**
Cooney/Ferini Vote: 5-0

ACTION: **Approved the Minutes of May 30, 2018.**
Cooney/Ferini Vote: 5-0

ACTION: **Approved the Minutes of June 6, 2018, as revised.**
Cooney/Ferini Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.

X. STANDARD AGENDA:

- 1. 16TRM-00000-00001 TKLA Tentative Tract Map Los Alamos**
08-EIR-05 Anne Almy, Supervising Planner (805) 934-6297
Shannon Reese, Planner (805) 934-6261

Hearing on the request of Steve Martin Associates, Inc., agent for TKLA, LLC, owner, to consider Case No. 16TRM-00000-00001 [application filed on February 25, 2016] for approval of a Tentative Tract Map in compliance with County Code Chapter 21 to divide 1.14 acres (net) into 7 lots of 7,284 net sq. ft. (Lot 1), 7,242 net sq. ft. (Lot 2), 7,009 net sq. ft. (Lot 3), 7,005 net sq. ft. (Lot 4), 7,009 net sq. ft. (Lot 5), 7,234 net sq. ft. (Lot 6), and 7,252 net sq. ft. (Lot 7) on property zoned 7-R-2; and to determine that the environmental effects of the proposed project were covered in the previously adopted Los Alamos Community Plan Update EIR (08-EIR-05) pursuant to State CEQA Guidelines Section 15168 (c). The Tentative Tract Map application involves Assessor's Parcel Nos. 101-192-003 and 101-192-004, in the Los Alamos area, Third Supervisorial District. All project documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara, CA 9310.

ACTION: Approved the project.

Parke/Ferini Vote: 5-0
10 day appeal period; fee required.

- 2. 18ORD-00000-00002 Agricultural Employee**
18ORD-00000-00003 Dwelling Ordinance Amendment Countywide
14NGD-00000-00014 David Lackie, Supervising Planner (805) 568-2023
Jessica Steele, Planner (805) 884-8082

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

- a) **18ORD-00000-00002.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 18ORD-00000-00002) amending Article 35.2, Zones and Allowable Land Uses, and Article 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code (LUDC), of Chapter 35, Zoning, of the Santa Barbara County Code;
- b) **18ORD-00000-00003.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 18ORD-00000-00003) amending Division 4, Zoning Districts, and Division 7, General Regulations, of Article II, the Coastal Zoning Ordinance (Article II), of Chapter 35, Zoning, of the Santa Barbara County Code; and
- c) **18ORD-00000-00002 and 18ORD-00000-00003.** Recommend that the Board of Supervisors determine that no subsequent environmental document shall be prepared for this project pursuant to the California Environmental Quality Act Guidelines Section 15162.

The proposed amendments will streamline the permit process for agricultural employee dwellings in the Agriculture I (AG-I) and Agriculture II (AG-II) zones in the unincorporated area of Santa Barbara County. (Continued from 5/09/18 and 6/06/18)

ACTION: Continued the item to the hearing of August 29, 2018.

Parke/Ferini Vote: 5-0

Appeal process not applicable.

- 3. 17ORD-00000-00005 Hoop Structures Ordinance Amendment Countywide**
17EIR-00000-00004 David Lackie, Supervising Planner (805) 568-2023
Julie Harris, Planner (805) 568-3543

Hearing on the request of the Planning and Development Department for the County Planning Commission to consider making recommendations to the Board of Supervisors regarding the following:

- a) **17ORD-00000-00005.** Recommend that the Board of Supervisors adopt an ordinance amending the zoning regulations of the County Land Use and Development Code (County LUDC) in compliance with Chapter 35.104, Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code, to address permitting requirements for hoop structures and shade structures; and
- b) Recommend that the Board of Supervisors certify the Program Environmental Impact Report (17EIR-00000-00004) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). As a result of this project, significant effects on the environment are anticipated in the following categories: Visual Resources, and Resource Recovery and Solid Waste Management.

The project involves lands zoned Agriculture-I and Agriculture-II located throughout the Inland Area of the County. (Continued from 5/30/18)

ACTION: Continued the item to the hearing of August 29, 2018.

**Ferini/Blough Vote: 4-1 (Parke no)
Appeal process not applicable.**

- 4. Process Improvement Workshop**
Jeff Wilson, Deputy Director (805) 568-2000

The Planning Commission will review and discuss items that the Planning and Development Department has implemented over the last year to improve various related development projects. In addition, the Planning Commission will discuss areas for the Department to explore for continued process improvement.

ACTION: The Planning Commission received a report from Planning and Development staff on items the department has implemented to improve various related development projects, and participated in a workshop with the public to discuss areas for the Department to explore for continued process improvement. No action was taken.

Jeff Wilson
Secretary to the Planning Commission

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