



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of July 12, 2017  
9:00 a.m.

C. MICHAEL COONEY      1st District, Chair  
CECILIA BROWN          2nd District  
CERENE ST. JOHN        3rd District  
LARRY FERINI            4th District  
DANIEL BLOUGH         5th District, Vice-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 Lia Graham.
- III. **ROLL CALL:** All Commissioners were present (Brown via remote).
- IV. **AGENDA STATUS REPORT:** by Jeff Wilson, Deputy Director.
- V. **PROJECTION REPORT:** by Jeff Wilson, Deputy Director.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown noted that the Commission will hear three oil and gas projects later in the year, and asked staff if they could provide a briefing on mitigation measure for greenhouse gas emissions prior to hearing these items. Staff will look into scheduling this item on September 27.
- VIII. **MINUTES:** The Minutes of May 31, 2017, June 7, 2017, and June 28, 2017 were considered as follows:
  - ACTION:** **Approved the Minutes of May 31, 2017, as revised.**  
**Blough/Brown          Vote: 4-0-1 (St. John abstained)**
  - ACTION:** **Approved the Minutes of June 7, 2017, as revised.**  
**Brown/Blough          Vote: 4-0-1 (St. John abstained)**
  - ACTION:** **Continued review of the Minutes of June 28, 2017 to the hearing of August 2, 2017.**  
**Blough/Ferini          Vote: 5-0**

IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

X. **STANDARD AGENDA:**

**17GOV-00000-00003**

**16GPA-00000-00002**

**16RZN-00000-00003** **Los Alamos Cemetery District/Carrari Family**

1. **16LLA-00000-00006 Trust Land Exchange General Plan Amendment Los Alamos area**

Exempt, CEQA Guidelines Sections  
15305(a), 15061(b)(3)

John Zorovich, Supervising Planner (805) 934-6297  
Natasha Campbell, Planner (805) 570-4871

Hearing on the request of Pete Kopcrak, agent for Los Alamos Cemetery District and the Carrari Family Trust, to consider the applications below [applications filed on October 26, 2016], which are necessary to effectuate a proposed land exchange of 0.90 acres from the Los Alamos Cemetery (Cemetery) for 0.90 acres from the Carrari Family Trust property (Carrari):

- a) **16LLA-00000-00006**, [application filed October 26, 2016] for approval of a Lot Line in compliance with County Code Chapter 21-93 to adjust the common property line between two lots of 2.52 acres (Cemetery) and 1,835.5 acres (Carrari) to reconfigure into two lots of the same acreage, on property zoned Professional Institutional and Agriculture II-100, respectively;
- b) **16GPA-00000-00002** [application filed October 26, 2016] proposing to amend the Los Alamos Community Plan and San Antonio Creek Rural Regions Land Use Designations Map to: 1) amend the Community Plan boundary to follow the adjusted property line of the Cemetery parcel; 2) amend the Urban and Rural Boundary Lines to follow the adjusted property line of the Cemetery parcel, 3) amend the land use designation of the 0.90 acres of Carrari property to be exchanged to the Cemetery from "Agricultural Commercial" (AC) to the "Cemetery" designation; and 4) amend the land use designation of the 0.90 acres of Cemetery property to be exchanged to the Carrari property from Cemetery to the AC designation;
- c) **16RZN-00000-00003** [application filed October 26, 2016] proposing to amend the County Zoning Map in compliance with Section 35.104 of the Land Use and Development Code (LUDC) to: 1) rezone 0.90 acres of Carrari land exchanged to the Cemetery from AG-II-100 to Professional Institutional (PI) with -LA Overlay Zone; and 2) rezone 0.90 acres of Cemetery land exchanged to the Carrari property from PI to AG-II-100 and remove this area from the -LA Overlay Zone;
- d) **17GOV-00000-00003** [filed July 3, 2017] for a determination that the proposed land exchange with the Carrari Family Trust property is in conformance with the Comprehensive Plan, including the Los Alamos Community Plan, pursuant to Government Code Section 65402(a);

and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15305(a) and 15061(b)(3). All project documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. Please contact the project planner, Natasha Campbell, in advance at 805-570-4871/805-934-6250 or [ncampbell@co.santa-barbara.ca.us](mailto:ncampbell@co.santa-barbara.ca.us) to ensure that project materials will be available. The application involves APNs 099-030-020 (Los Alamos Cemetery, 4777 Drum Canyon Road) and 099-030-059 (Carrari Family Trust). Both parcels are located approximately ½ mile south of Coiner Street, in the Los Alamos area, Third Supervisorial District.

**ACTION:** Recommended that the Board of Supervisors make the required findings for approval, including CEQA findings; determine that the project is exempt from CEQA; adopted resolutions recommending that the Board of Supervisors approve and adopt resolutions amending the Los Alamos Community Plan and San Antonio Creek Rural Regions Land Use Designations Map and rezoning 0.90 acres of the Carrari Family Trust from AG-II-100 to PI (with –LA Overlay Zone) and 0.90 acres of the Los Alamos Cemetery District property from PI to AG-II-100 (removing this area from the –LA Overlay Zone); approve a Lot Line Adjustment, Case No. 16LLA-00000-00006; determine that the proposed land exchanged conforms with the Comprehensive Plan; and directed staff to transmit the conformity report to the Los Alamos Cemetery District and the Board of Supervisors.

**Brown/St. John**      **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)

---

Dianne M. Black  
Secretary to the Planning Commission