



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of July 22, 2015
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Chair	Engineering Building, Room 17
JOAN HARTMANN	3rd District	123 East Anapamu Street
LARRY FERINI	4th District, Vice-Chair	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District	(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 <http://www.countyofsb.org/ceo/csbtv.aspx?id=1558> and digitally archived at <http://www.countyofsb.org/ceo/media02.aspx>*

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:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **MINUTES:** The Minutes of July 1, 2015 and July 8, 2015 were considered as follows:
ACTION: Approved the Minutes of July 1, 2015.
Hartmann/Ferini Vote: 5-0
ACTION: Approved the Minutes of July 8, 2015.
Cooney/Blough Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
None.

X. **STANDARD AGENDA:**

14GPA-00000-00019
11ORD-00000-00015
11RZN-00000-00002
14GPA-00000-00018
13ORD-00000-00011

1. **15RZN-00000-00004** **Eastern Goleta Valley Community Plan** **Goleta**
14EIR-00000-00005 Allen Bell, Supervising Planner (805) 568-2056
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 adoption of the Eastern Goleta Valley Community Plan:

- a) **14GPA-00000-00019.** Recommend that the Board of Supervisors adopt a resolution amending the text and maps of the Land Use Element of the Santa Barbara County Comprehensive Plan;
- b) **11ORD-00000-00015.** Recommend that the Board of Supervisors adopt an ordinance amending the zoning regulations of the County Land Use and Development Code, Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code;
- c) **11RZN-00000-00002.** Recommend that the Board of Supervisors adopt an ordinance amending and adding new zones and overlay zones to the County Zoning Map of the County Land Use and Development Code;
- d) **14GPA-00000-00018.** Recommend that the Board of Supervisors adopt a resolution amending the text and maps of the Coastal Land Use Plan of the Santa Barbara County Local Coastal Plan;
- e) **13ORD-00000-00011.** Recommend that the Board of Supervisors adopt an ordinance amending the zoning regulations of the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code;
- f) **15RZN-00000-00004.** Recommend that the Board of Supervisors adopt an ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code by amending the existing Goleta Community Plan Zoning South map, the Goleta Community Plan Zoning Overlay map, and the Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South map and adopting the new Eastern Goleta Valley Community Plan Zoning map, the Eastern Goleta Valley Community Plan Zoning Overlay map, and the Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays map; and
- g) **14EIR-00000-00005.** Recommend that the Board of Supervisors certify the Environmental Impact Report pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: Air Quality, Biological Resources, Cultural Resources, Parks, Recreation and Trails, Public Services, Transportation and Circulation, and Aesthetics/Visual Resources.

All documents, including the Environmental Impact Report (EIR), referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The documents are also available on the Planning and Development website at the following link: <http://longrange.sbcountyplanning.org/planareas/goleta/gcp.php>. The EIR is

also available at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara; Goleta Branch Library, 500 N. Fairview Avenue, Goleta; and UCSB Government Publications Library. The project involves all parcels located within the Eastern Goleta Valley Community Plan area, located between the City of Santa Barbara to the east and the City of Goleta to the west, and extending from West Camino Cielo Road and East Camino Cielo Road near the ridgeline of the Santa Ynez Mountains in the north to the Pacific Ocean in the south, First and Second Supervisorial Districts. (Continued from 6/17/15)

ACTION: Made the required findings for approval, including CEQA findings, recommended that the Board of Supervisors certify the Eastern Goleta Valley Community Plan Final Environmental Impact Report (14EIR-00000-00005) including Draft FEIR Errata and EIR Revision Letter, approved and adopted a Resolution to recommend that the Board of Supervisors adopt the Eastern Goleta Valley Community Plan as revised by the Planning Commission on July 22, 2015.

Brown/Hartmann Vote: 4-1 (Blough no)
Appeal process non-applicable.

2. 14APL-00000-00026 Taras Appeal of Central Board of Architectural Review Denial Lake Cachuma
Exempt, CEQA Guidelines Section 15270 Zoraida Abresch, Supervising Planner (805) 934-6585
Joyce Gerber, Planner (805) 568-3518

Hearing on the request of Michael A. Taras Jr., property owner, to consider Case No. 14APL-00000-00026 [application filed on October 17, 2014] to appeal the Central Board of Architectural Review's denial of Case No. 14BAR-00000-00144, in compliance with Section 35.102.040 of the County Land Use & Development Code, on property located in the 100-AG Zone district. The application involves AP No. 079-030-023, located at 5000 State Highway 154, in the Lake Cachuma area, Third Supervisorial District. (Continued from 05-27-15)

ACTION: Upheld the appeal, Case No. 14APL-00000-00026, made the required findings that the development considered under Case No. 14BAR-00000-00144 is exempt from the Ridgeline and Hillside Development Guidelines of the Land Use and Development Code and thus exempt from BAR review and approval, including CEQA findings, and determined that the granting of the design review exempt is exempt from CEQA.

Cooney/Blough Vote: 5-0
10 day appeal period; no fee required (Coastal Zone).

3. 15APL-00000-00004 Urbany Appeal of the Bonillo-LaTorre New Single Family Dwelling and Garage Mission Canyon
Exempt, CEQA Guidelines Section 15303 Alex Tuttle, Supervising Planner (805) 884-6844
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Bill and Lara Urbany, appellants, to consider Case No. 15APL-00000-00004, [application filed on February 27, 2015] to appeal the South County Board of Architectural Review's preliminary approval of Case No. 14BAR-00000-00063 and the Director's approval of Case No. 14LUP-00000-00144, in compliance with Chapter 35.102.040.A of the County Land Use and Development Code, on property located in the 7-R-1 zone; and to determine that the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15270 and 15303. The application involves AP No. 023172-001, located at 849 Cheltenham Road in the Mission Canyon area of Santa Barbara County, First Supervisorial District.

ACTION: Continued the item to the hearing of September 2, 2015, at the request of the Commission.

Cooney/Hartmann Vote: 5-0
Appeal process non-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