



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA

Hearing of July 27, 2016  
9:00 a.m.

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C. MICHAEL COONEY	1st District, Vice-Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
LARRY FERINI	4th District, 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 <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:** Commissioner Ferini was absent.
- 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:** The Commission recognized the life and contributions of former Fourth District Planning Commissioner Joe Valencia, who recently passed away, and provided condolences to his loved ones.
- VIII. **MINUTES:** The Minutes of July 13, 2016 were considered as follows:  
**ACTION:** **Approved the Minutes of July 13, 2016, as revised.**  
**Blough/Brown** **Vote: 4-0 (Ferini absent)**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **STANDARD AGENDA:**
  1. **15TEX-00000-00021** **Rancho Danza del Sol Lot Split Time Extension** **Goleta**  
**05NGD-00000-00001** **Alex Tuttle, Supervising Planner (805) 884-6844**  
**J. Ritterbeck, Planner (805) 568-3509**

Hearing on the request of Susan Basham, agent for Joseph M. Handerhan, property owner, to consider Case No. 15TEX-00000-00021 for a six year time extension from the previous expiration date of TPM 14,447 to September 28, 2021, in compliance with Section 21-10 of

County Code Chapter 21; and to accept 05NGD-00000-00001 as adequate Environmental Review for Case No. 15TEX-00000-00021 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 059-010-079, zoned 3-E-1 and located at 1140 Via Regina, Eastern Goleta Valley Community Plan area, Second Supervisorial District.

**ACTION:**     **Approved the time extension.**

**Brown/Blough**                 **Vote: 4-0 (Ferini absent)**  
**10 day appeal period; fee required.**

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|-----------|-------------------------------------|---|--|
| <b>2.</b> | <b><u>15RMM-00000-00004</u></b>     | <b><u>Trung Mai Recorded Map Modification</u></b> | <b><u>Summerland</u></b>   |
|           | <small>Addendum to 87-ND-21</small> |   | <small>Errin Briggs, Energy Specialist (805) 568-2047<br/>Kathryn Lehr, Planner (805) 568-3560</small> |

Hearing on the request of Jennifer Siemens, agent for owner Mr. Trung Mai, to consider Case No. 15RMM-00000-00004, [application filed on December 22, 2015] to modify the recorded building envelope on Lot 13 of TM 13,680(cz) [recorded on October 7, 1987] to allow for the expansion of the building envelope from 21,169 square feet to 33,559 square feet in compliance with County Code Chapter 21, Section 21-15.9; and to accept the Addendum to Negative Declaration (87-ND-21) 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 Recorded Map Modification request. The Addendum to the Negative Declaration (ND) and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The Addendum to the ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP No. 005-580-013, located at 2180 Ortega Ranch Lane in the Summerland Community Plan area, First Supervisorial District.

**ACTION:**     **Approved the project.**

**Blough/Brooks**                 **Vote: 4-0 (Ferini absent)**  
**10 day appeal period; fee required.**

- 13GPA-00000-00006**
- 13ORD-00000-00006**
- 13RZN-00000-00002**
- 13GPA-00000-00007**
- 13ORD-00000-00007**
- 13RZN-00000-00003**

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|-----------|---------------------------------|----------------------------------|--|
| <b>3.</b> | <b><u>15EIR-00000-00003</u></b> | <b><u>Gaviota Coast Plan</u></b> | <b><u>Gaviota</u></b>  |
|           |                                 |                                  | <small>David Lackie, Supervising Planner (805) 568-2023<br/>Julie Harris, Planner (805) 568-3543</small> |

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 Gaviota Coast Plan:

- a) 13GPA-00000-00006.** 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) 13ORD-00000-00006.** 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) **13RZN-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) **13GPA-00000-00007.** 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-00000-00007.** 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) **13RZN-00000-00003.** 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 repealing and retiring the Gaviota Coast Rural Region Zoning Map, the North Gaviota Coast Rural Region Zoning Map, the Gaviota Coast Coastal Plan Zoning Overlay Map, and the Point Conception Coastal Plan Zoning Overlay Map, and amending the Lompoc Valley Rural Region Zoning Map, and adopting new Gaviota Coast Plan Zoning Maps, new Gaviota Coast Plan Zoning Overlay Maps, and new Gaviota Coast Plan Environmentally Sensitive Habitat Overlay Maps; and
- g) **15EIR-00000-00003.** 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: Agricultural Resources, Biological Resources, Cultural Resources, and Parks, Recreation and Trails.

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/gaviota/gaviota.php> The project involves all parcels located within the Gaviota Coast Plan area, bounded by the western limit line of the Goleta Community Plan boundary to the east, Vandenberg Air Force Base to the west, the ridgeline of the Santa Ynez Mountains and Gaviota Creek watershed to the north, and the Pacific Ocean to the south and west, Third Supervisorial District.

**ACTION: Continued the item to the hearing of August 31, 2016.**

**Brown/Brooks Vote: 3-0 (Ferini and Blough absent)  
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)

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Dianne M. Black  
Secretary to the Planning Commission