



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

**Special Hearing of July 30, 2013
9:00 a.m.**

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
JOAN HARTMANN	3rd District, Chair	123 East Anapamu Street
LARRY FERINI	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Vice-Chair	(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.*

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:** Phil McKenna requested that the Commission schedule additional meetings as needed to adequately address outstanding issues with the Gaviota Coast Plan Initiation for Environmental Review item.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Blough reminded the Commission that the workshop to discuss implementation of new State Post-Construction Requirements approved by the Central Coast Regional Water Quality Control Board will be held in the north county tomorrow (July 31) from 8:00 a.m. to 12:00 p.m., and he plans to attend. Commissioner Brown asked staff to check in with the Public Works department to have the item agendized as a PC briefing and placed on the projection report.
- VIII. **MINUTES:** The Minutes of July 10, 2013 and July 16, 2013 were considered as follows:

ACTION: **Approved the Minutes of July 10, 2013.**
Cooney/Brown **Vote: 5-0**

ACTION: **Approved the Minutes of July 16, 2013.**
Cooney/Blough **Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
None.

X. STANDARD AGENDA:

- 1. 13APL-00000-00010 Naples Coalition Appeal of Santa Barbara Land and Ranching Company Fencing Gaviota
Exempt, CEQA Guidelines Section 15303 Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844**

Hearing on the request of Marc Chytilo, on behalf of the Naples Coalition, to consider Case No. 13APL-00000-00010, [appeal filed on April 11, 2013] to consider the appeal of the Zoning Administrator's decision to approve Case No. 12CDH-00000-00039, in compliance with Section 35-182 of Article II, the Coastal Zoning Ordinance, on property zoned AG-II-100; and to determine the project is exempt from the provisions of CEQA pursuant to Section 15303 of the State Guidelines for the implementation of the California Environmental Quality Act. The application involves AP Nos. 079-160-046, -045, -021, -038, 079-170-031 through -045, and 079-180-081, located at 471 Langtry Avenue within the Naples Townsite, Third Supervisorial District. (Continued from 6/26/13)

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

**Brown/Ferini Vote: 5-0
Appeal process not applicable.**

- TM 14,430
13RMM-00000-00003
13RVP-00000-00047 Rice Ranch Recorded Map
2. 03DVP-00000-00012 Modification and Development Plan Revision Orcutt
Addendum to 03-EIR-05 Zoraida Abresch, Supervising Planner (805) 934-6585
John Zorovich, Planner (805) 934-6297**

Hearing on the request of Jim LaLoggia of Rice Ranch Ventures, LLC to consider Case Nos. 13RMM-00000-00003 and 13RVP-00000-00047, [applications filed on April 26, 2013] to modify Condition nos. 19 and 43 for TM 14,430 in compliance with Section 21-15.9 of County Code Chapter 21, and condition nos. 109, 111, and 133 for 03DVP-00000-000012, under Section 35.84.040 of the Land Use Development Code on property zoned REC and PRD; and to accept the Addendum to Environmental Impact Report (03-EIR-05) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The Rice Ranch Supplemental EIR identified significant effects on the environment in the following categories: aesthetics/visual resources, air quality, biological resources, land use, noise, and public facilities. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The Oaks neighborhood park site is identified as Assessor Parcel Number 101-450-025. The following list of Assessor's Parcel Numbers are subject to the Rice Ranch Development Plans: 101-380-002; 101-390-002 through -004, and -007, -008, -009; 101-400-001, -002; 101-410-001 through -046; 101-420-001 through -034; 101-430-001 through -021; 101-440-001 through -028; 101-450-001 through -024; 101-460-001 through -028; and, 101-470-001 through -016, located at the southern terminus of Bradley Road, south of the existing Pine Grove Elementary School in the Orcutt area, Fourth Supervisorial District. (Continued from 7/10/13)

ACTION: Continued the item to the hearing of August 7, 2013, at the request of staff.

**Ferini/Blough Vote: 5-0
Appeal process not applicable.**

3. Gaviota Coast Plan Initiation for Environmental Review **Gaviota**
David Lackie, Supervising Planner (805) 568-2023
Brian Tetley, Planner (805) 884-6848

Hearing on the request of the Planning and Development Department (P&D) that the County Planning Commission:

1. Review and comment on the Initiation Draft Gaviota Coast Plan.
2. Recommend that the Board of Supervisors initiate the Initiation Draft Gaviota Coast Plan as the project description for environmental review. (Continued from 6/11/13, 6/26/13, and 7/16/13)

ACTION: Continued the item to the hearing of August 7, 2013, at the request of the Commission.

Blough/Brown 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