



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of July 30, 2014
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Vice-Chair	Engineering Building, Room 17
JOAN HARTMANN	3rd District	123 East Anapamu Street
LARRY FERINI	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, 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:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:**
- VIII. **MINUTES:** The Minutes of June 25, 2014 were considered as follows:
ACTION: Approved the Minutes of June 25, 2014
Ferini/Hartmann Vote: 4-0-1 (Cooney abstained)
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1. 14GOV-00000-00007	Camino Arroyo Abandonment Government Code Conformity	Santa Ynez
	John Karamitsos, Supervising Planner (805) 934-6255	
	Dana Eady, Planner (805) 934-6266	

Hearing on the request of Jeff Havlik, Real Property Agent III, County Public Works Department, to consider Case No. 14GOV-00000-00007, [application filed on June 24, 2014], for a determination that the proposed abandonment of the north half of Camino Arroyo between Cuesta Street and Tyndall Street conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a). The properties are known as County

AP Nos. 143-341-007, -010, and -011, located in the Santa Ynez area, Third Supervisorial District.

ACTION: Determined the project to be in conformity with the Comprehensive Plan, pursuant to Government Code Section 65402(a).

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

C-2. 14GOV-00000-00008 Lincoln Street Right-of-Way Vacation Government Code Conformity Santa Ynez

John Karamitsos, Supervising Planner (805) 934-6255
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Jeff Havlik, Department of Public Works, to consider Case No. 14GOV-00000-00008 [application filed on June 23, 2014] for a determination that the vacation of an unused County right-of-way is conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code Section 65402(c).. The site is identified as AP No. 143-141-007, located at 1187 Lincoln Street, in the Santa Ynez area, Third Supervisorial District.

ACTION: Determined the project to be in conformity with the Comprehensive Plan, pursuant to Government Code Section 65402(c).

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

XI. **STANDARD AGENDA:**

1. Santa Barbara County Planning Commission
Plans for Orderly Development 1927 to 1965

The Planning Commission will accept from Charles L. King his book *Santa Barbara County Planning Commission Plans for Orderly Development 1927 to 1965*.

ACTION: The Planning Commission accepted Santa Barbara County Planning Commission Plans for Orderly Development 1927 to 1965 from Charles L. King. No action was taken.

2. 14ORD-00000-00007 Summerland Community Plan Update Focused Ordinance Amendment Summerland

Exempt, CEQA Guidelines Section 15162 David Lackie, Interim Deputy Director (805) 568-2023

Hearing on the request of the Planning and Development Department that the County Planning Commission recommend that the Board of Supervisors adopt an ordinance, Case No. 14ORD-00000-00007, amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, to adopt new zoning regulations as part of implementing the Summerland Community Plan Update; and to recommend that the Board of Supervisors determine that the project is exempt from CEQA pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The project involves all lots located in the Summerland Community Plan – Inland Area, First Supervisorial District.

ACTION: Made the findings for approval, including CEQA findings; and adopted a Resolution recommending that the Board of Supervisors adopt Case No. 14ORD-00000-00007.

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

3. **14DVP-00000-00002 CalTrans Highway 101/
14CDP-00000-00007 Tajiguas Creek Culvert Fish Passage Project Gaviota**
Exempt, CEQA Guidelines Section 15333 Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Mitch Dallas, agent for the owner, State of California – CalTrans, to consider Case Nos. 14DVP-00000-00002 and 14CDP-00000-00007, [applications filed on January 24, 2014] for approval of a Development Plan and a companion Coastal Development Permit in compliance with Sections 35-174 and 35-169, respectively, of the Article II, Coastal Zoning Ordinance, on property zoned TC – [Transportation Corridor]; and to determine the project is exempt from CEQA pursuant to Section 15333 of the State Guidelines for Implementation of the California Environmental Quality Act. Approval of the project would allow the installation of a temporary access drive and bridge, construction staging area, installation of a fish passage retro-fit to the existing Highway 101 culvert located at Tajiguas Creek to enhance the ability of Steelhead trout to migrate upstream to their regular spawning areas, the removal of the temporary bridge and access drive and the subsequent restoration of the disturbed areas within and around the creek. The project site is located on the northern side of State Highway 101 at mile marker 38.6, approximately 18 miles west of the city of Goleta and 1.8 miles west of Refugio State Park, in the Gaviota area, Third Supervisorial District.

ACTION: Approved the project with revisions to the Conditions of Approval.

**Hartmann/Ferini Vote: 5-0
10 day appeal period; no fee required (Coastal Zone).**

- 05TPM-00000-00002
05LLA-00000-00005
05LLA-00000-00006
07RZN-00000-00006
07RZN-00000-00007
07CUP-00000-00057
11COC-00000-00001
4. 11CDP-00000-00078 Las Varas Ranch Project Gaviota**
10EIR-00000-00005 Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Susan Petrovich, agent for the applicant to consider Case Nos. 05TPM-00000-00002, 05LLA-00000-00005, 05LLA-00000-00006 [applications filed on February 28, 2005], 07RZN-00000-00006 [application filed on May 8, 2007], 07RZN-00000-00007 [application filed on May 22, 2007], 07CUP-00000-00057 [application filed on July 19, 2007], 11COC-00000-00001 [application filed on December 2, 2011], and 11CDP-00000-00078 [application filed on December 6, 2011] for:

- a) Approval of two rezones of approximately 1,238 acres from Unlimited Agriculture (U) under Ordinance 661 to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code;
- b) Approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 404 acres into 3 lots of 100 acres, 147 acres and 157 acres, on property zoned AG-II-100;

- c) Approval of a Conditional Certificate of Compliance to legalize the creation of a 94-acre lot, in compliance with Section 66499.35 of the State Subdivision Map Act, in an area zoned AG-II-100;
- d) Approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between 3 lots of 8 acres, 11 acres and 94 acres to reconfigure into 2 lots of 55 and 58 acres, on property located in the AG-II-100 Zone;
- e) Approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between 4 lots of 740 acres, 281 acres, 242 acres, and 1 acre to reconfigure into 2 lots of 1,115 acres and 150 acres, on property located in the AG-II-100 Zone;
- f) Approval of a Conditional Use Permit to allow installation of a private shared water system in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance and Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-II-100; and
- g) Approval of a Coastal Development Permit to allow installation of a private shared water system in the coastal zone in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance on property zoned AG-II-100;

and to certify the Environmental Impact Report (10EIR-00000-00005) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant and unavoidable effects on Biological Resources are anticipated; significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Agricultural Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials, Land Use, Recreation, Transportation/Circulation, and Water Resources. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The EIR is available for review on P&D's website at <http://www.sbcountyplanning.org/projects/05TPM-00002/index.cfm>. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The applications involve APNs 079-080-001, -002, -009, -012, -013, -014, -022, and 081-240-003 and -014 (total of 1,784 acres) located at 10045 Calle Real in the Gaviota area, Third Supervisorial District.

ACTION: Continued the item to the special hearing of September 23, 2014, at the request of the Commission.

Hartmann/Ferini **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