



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of August 1, 2018
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County Engineering Building, Room 17 123 East Anapamu Street Santa Barbara, CA 93101 (805) 568-2000 (Planning & Development)
CECILIA BROWN	2nd District	
JOHN PARKE	3rd District, Vice Chair	
LARRY FERINI	4th District	
DANIEL BLOUGH	5th District, Chair	

TV COVERAGE ANNOUNCEMENT: Planning Commission Hearings are televised live on County Santa Barbara Television (CSBT) 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 CSBT Channel 20. This hearing will also be streamed live on CSBT'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:** 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 11, 2018 were considered as follows:
ACTION: Approved the Minutes of July 11, 2018, as revised.
Parke/Cooney Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**
Vandenberg Village Community Services
C-1. 18GOV-00000-00004 District Government Code Conformity Lompoc
Anne Almy, Supervising Planner (805) 934-6297
Gwen Beyeler, Planner (805) 934-6269

Hearing on the request of Joe Barget, agent for Vandenberg Village Community Services District (VVCSD), to consider case number 18GOV-00000-00004, application filed on June 25, 2018, for a determination that disposition of real property conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code

Section 65402(a). This real property is addressed at 3757 Constellation Road, shown as Assessor Parcel Number 097-760-007, in the Lompoc area, Third Supervisorial District.

ACTION: Determined the proposed project conforms with the Comprehensive Plan, and transmitted the conformity report.

**Parke/Coonry Vote: 5-0
Appeal process not applicable.**

XI. STANDARD AGENDA:

- 1. 18APL-00000-00004**
18APL-00000-00005 Patterson Avenue Holdings Appeal Goleta
Exempt, CEQA Guidelines Section 15303 Anne Almy, Supervising Planner (805) 568-2053
Sean Stewart, Planner (805) 568-2517

Hearing on the request of Friends of Eastern Goleta Valley, to consider Case Nos. 18APL-00000-00004 and 18APL-00000-00005 [applications filed on February 26, 2018] to appeal the South Board of Architectural Review's (SBAR) preliminary design approval of Case No. 16BAR-00000-00154 and the Director's approval of Case No. 16DVP-00000-00013, in compliance with Chapter 35.82.080 of the County Land Use and Development Code, on property located in the C-2 zone; and to determine the project is exempt from CEQA pursuant to Section 15303 of the Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel No. 067-200-005, located at 80 North Patterson Avenue, in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District.
(Continued from 4/25/18)

ACTION: Continued the item to the hearing of December 5, 2018, at the request of the applicant.

**Parke/Ferini Vote: 4-0 (Brown recused)
Appeal process not applicable.**

- 2. 17GPA-00000-00004 Santa Barbara County Coastal Resiliency**
17ORD-00000-00015 Project Local Coastal Program (LCP) Amendment Countywide
Exempt, CEQA Guidelines Section 15265 Allen Bell, Supervising Planner (805) 568-2056
Selena Evilsizor, Planner (805) 568-3577

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

- a) **17GPA-00000-00004.** Recommend that the Board of Supervisors adopt a Resolution (Case No. 17GPA-00000-00004) amending Chapter 3, The Resource Protection and Development Policies, and Appendix A, Definitions, of the Coastal Land Use Plan, and adding a new Appendix J, Sea Level Rise Coastal Hazard Screening Areas Map, to the Coastal Land Use Plan.
- b) **17ORD-00000-00015.** Recommend that the Board of Supervisors adopt an Ordinance (Case No. 17ORD-00000-00015) amending Division 1, In General; Division 2, Definitions; Division 3, Development Standards; Division 5, Overlay Districts; Division 7, General Regulations; Division 9, Oil and Gas Facilities; Division 10, Nonconforming Structures and Uses; and Division 11, Permit Procedures; of Article II, the Coastal Zoning Ordinance (Article II), of Chapter 35, Zoning, of the Santa Barbara County Code, and adding a new Appendix I, Technical Guidelines for Preparation of a Coastal Hazard Report, to Article II.

The policies and development standards within this Local Coastal Program (LCP) Amendment (Coastal Land Use Plan and Coastal Zoning Ordinance amendments) are intended to prepare for, mitigate, and respond to threats resulting from current and reasonably foreseeable future sea level rise and coastal hazards.

ACTION: Continued the item to the hearing of August 29, 2018.

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

- 3. 18DET-00000-00001 QAD Housing Use Determination Summerland**
Exempt, CEQA Guidelines Sections 15378(a)(3) Alex Tuttle, Supervising Planner (805) 884-6844
and 15378(b)(5) Tess Harris, Planner (805) 568-3319

Hearing on the request of Laurel Perez, agent for QAD, Inc., to consider Case No. 18DET-00000-00001 [application filed on January 10, 2018] for a Similar Use Determination pursuant to Section 35-179C of Article II, the Coastal Zoning Ordinance, that residential housing units are similar in nature and/or character to permitted uses of the Industrial Research Park (M-RP) zone district and therefore should be considered a permitted use; and to determine that the activity is not a project pursuant to State California Environmental Quality Act (CEQA) Guidelines Sections 15378(a)(3) and 15378(b)(5). The application involves Assessor Parcel No. 005-110-033, located at 101 Innovation Place, in the Summerland Community Plan area, First Supervisorial District.

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

Cooney/Brown Vote: 4-0 (Parke recused)
10 day appeal period; fee required.

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org

Jeff Wilson
Secretary to the Planning Commission