



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of August 3, 2011
9:00 a.m.

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
JOE H. VALENCIA	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.

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:** by Dianne M. Black.
- VIII. **MINUTES:** The Minutes of July 20, 2011 were considered as follows:
 - ACTION:** **Approved the Minutes of July 20, 2011, as revised.**
 - Cooney/Brooks** **Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black
- X. **STANDARD AGENDA:**
 - 09DVP-00000-00017**
 - 09CUP-00000-00022**
 - 09DCP-00000-00038** **Line 96 Modification Project** **Gaviota**
 - 09EIR-00000-00005** Kevin Drude, Energy Specialist (805) 568-2519
Dean Dusette, Planner (805) 568-2513

Hearing on the request of Steve Greig, Ellwood Pipeline, Inc. to consider the following:

- a) **09DVP-00000-00017**, [application filed on May 13, 2009] for approval of a Development Plan to install an oil transportation pipeline from the Venoco Ellwood Onshore Facility

(EOF) located in the City of Goleta to the Plains Pipeline L.P. pipeline system adjacent to Las Flores Canyon on the Gaviota Coast, in compliance with Section 35-174 of the Article II Coastal Zoning Ordinance and Section 35.82.080 of the Land Use Development Code (LUDC). The pipeline route involves multiple parcels with the parcels located in the County zoned AG-II 100, AG-II 320, Transportation Corridor in the Third Supervisorial District;

- b) **09CUP-00000-00022**, [application filed on May 13, 2009] for a Major Conditional Use Permit for the proposed project 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;
- c) **09CDP-00000-00038**, [application filed on May 13, 2009] for a Coastal Development Permit for the proposed project in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance; and

for certification of the Environmental Impact Report (09EIR-00000-00005; SCH# 2009111034) 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: Aesthetic/Visual Resources, Agricultural Resources, Air Quality, Biological Resources, Cultural Historical and Paleontological Resources, Energy and Mineral Resources, Geological Resources, Hazards and Hazardous Materials, Land Use, Noise, Traffic/Circulation, Public Services, and Water Resources. Proposed mitigation measures would reduce the environmental effects to less than significant, except for residual effects on Biological Resources, Hazardous and Hazardous Materials, Land Use, Planning and Recreation, Public Services and Water Resources, which would remain significant and unavoidable. 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 also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara.

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

Brooks/Brown

Vote: 5-0

10 day appeal period; no fee required (Coastal Zone)

2.	11ORD-00000-00012 11ORD-00000-00014	General Package Ordinance Amendments	Countywide
	Exempt, CEQA Section 15061(b)(3) Dianne Black, Director, Development Services (805) 568-2000 Noel Langle, Planner (805) 568-2067		

Hearing on the request of the Planning and Development Department that the County Planning Commission:

- a) **11ORD-00000-00012**. Adopt a recommendation to the Board of Supervisors that they adopt an ordinance (Case No. 11ORD-00000-00012) amending Article 35.2, Zones and Allowable Land Uses, Article 35.4, Standards for Specific Land Uses, Article 35.5, Oil and Gas, Wind Energy and Cogeneration Facilities, Article 35.8, Planning Permit Procedures, Article 35.10, Land Use and Development Code Administration, and Article 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code;
- b) **11ORD-00000-00014**. Adopt a recommendation to the Board of Supervisors that they adopt an ordinance (Case No. 11ORD-00000-00014) amending Division 1, In General, Division 2, Definitions, Division 7, General Regulations, Division 8, Services, Utilities and Other Related Facilities, and Division 11, Permit Procedures, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code;

and to recommend that the Board of Supervisors determine that the ordinances are exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act.

The proposed ordinances would implement new regulations and make other minor clarifications, corrections and revisions regarding:

- Abalone shell processing - delete abalone shell processing as a use allowed with a Conditional Use Permit in the AG-II zone (CLUDC only).
 - Animal keeping - allow the keeping of household pets accessory to a residence in all zones that allow residential uses (CLUDC and Article II).
 - Campground/Recreational Vehicles - correct errors that were made when translating Article III Inland Zoning Ordinance language into the County Land Use and Development Code (CLUDC only).
 - Conditional Use Permits and Development Plans phasing agreements - include procedures to allow the review authority to approve phasing agreements concurrently with Conditional Use Permits and Development Plans for project that are expected to take several years to complete (CLUDC and Article II).
 - Demolition and Reclamation Permits - Provide that the Zoning Administrator is the decision-maker (review authority) for demolition and reclamation permits that may be appealed to the Coastal Commission and include processing requirements, and allow revisions to approved Demolition and Reclamation Permits through the Substantial Conformity and Amendment process (CLUDC and Article II).
 - Indemnification agreements - Require the submittal of an agreement to indemnify the County as part of an application for a planning permit (CLUDC and Article II).
 - Land Use Permits expiration periods - include expiration and time extension procedures for Land Use Permits (CLUDC and Article II).
 - Micro-breweries/wineries - include within definition of Bar, Pub (CLUDC only).
 - Modifications not associated with Conditional Use Permits and Development Plans - clarify language regarding allowable modifications not associated with Conditional Use Permits and Development Plans, and provide a waived hearing process (CLUDC and Article II).
 - Motor vehicle and material storage - add new regulations that include (1) restrictions on the number of motor vehicles that can be stored outside, (2) limiting the amount of yard area devoted to storage of materials, and (3) provide screening requirements for both motor vehicles and material storage, on residential zoned property (CLUDC and Article II).
 - Residential second units - allow in addition to a farm employee dwelling if the lot is zoned AG-I (Article II only).
 - Shopping Center Zone Similar Use Determinations - shift review authority from Planning Commission to Director for similar use determinations within established shopping centers (CLUDC only).
 - Substantial Conformity Determinations/Amendments Procedures - Include process requirements for applications for Substantial Conformity Determinations and Amendments to discretionary permits (CLUDC and Article II).
 - Surface Mining/Reclamation Plan process - shift permit requirement to implement a Conditional Use Permit for surface mining and reclamation from a Land Use Permit to a Zoning Clearance (CLUDC only).
 - Temporary uses - eliminate the permit exemption for temporary uses of property where the property is rented for periods of less than 30 days (CLUDC and Article II).
 - Trailers - allow for the storage of trailers other than recreational vehicles as a use accessory to a residence (CLUDC and Article II).
 - Wastewater treatment systems - include a definition of alternative wastewater treatment system consistent with the County Public Health Department (CLUDC and Article II).
- (Continued from 5/04/11, 6/08/11, and 7/06/11)

ACTION: Continued the item to the hearing of August 10, 2011, at the request of the Commission.

Blough/Valencia

Vote: 5-0

Appeal process not applicable.

3. **08GPA-00000-00001 Draft Goleta Community Plan for Eastern**
11RZN-00000-00002 Goleta Valley: Initiation of Recommended
11ORD-00000-00015 Project Description for Environmental Review **Goleta**
- Jeff Hunt, Director, Long Range Planning (805) 568-2072
June Pujo, Supervising Planner (805) 568-2056
Erika Leachman, Planner (805) 568-2025

Hearing on the request of the Planning and Development Department to the Planning Commission to:

- a) Review and comment on the Initiation Draft Goleta Valley Community Plan for Eastern Goleta Valley; and
- b) Recommend that the Board of Supervisors initiate environmental review per CEQA for the Draft Goleta Valley Community Plan for Eastern Goleta Valley as the project description.

ACTION: Continued the item to the hearing of August 17, 2011, at the request of the Commission.

Brown/Blough

Vote: 4-0 (Cooney 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

Dianne M. Black
Secretary to the Planning Commission