



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of August 3, 2016
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
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 (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 13, 2016 were considered as follows: No action was taken. The minutes of July 13, 2016 were previously approved at the Planning Commission hearing of July 27, 2016.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**
 1. **14ORD-00000-00006 Winery Ordinance Update Countywide**
15EIR-00000-00002 David Lackie, Supervising Planner (805) 568-2023

Hearing on the request of the Planning and Development Department that the County Planning Commission Recommend the Board of Supervisors adopt an ordinance, Case No. 14ORD-00000-00006, amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, to adopt new development standards, and permit requirements and procedures regarding winery development; and recommend that the Board of Supervisors certify the Winery Ordinance Update Draft Final Environmental Impact Report (15EIR-00000-00002) 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: Air Quality and Traffic (cumulative). The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street. (Continued from 5/11/16 and 6/22/16)

ACTION: Continued the item to the special hearing of September 19, 2016, at the request of the Commission.

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

2.	16ORD-00000-00009		
	16ORD-00000-00012	Short-Term Rental Ordinance	Countywide
	Sections 15061(b)(3) and 15301	Mindy Fogg, Interim Deputy Director (805) 884-6848 Jessica Metzger, Planner (805) 568-3532	

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

- a) Adopt a recommendation to the Board of Supervisors that the Board of Supervisors adopt an ordinance (16ORD-00000-00009) amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code by amending Article 35.2, Zones and Allowable Land Uses, Article 35.3, Site Planning and Other Project Standards, Article 35.4, Standards for Specific Land Uses, Article 35.8, Planning Permit Procedures, Article 35.10, Land Use and Development Code Administration, and Article 35.11, Glossary, to implement new regulations regarding the land use of Short-Term Rentals and make other minor clarifications, corrections; and
- b) Adopt a recommendation to the Board of Supervisors that the Board of Supervisors adopt an ordinance (16ORD-00000-00012) amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code by amending Division 1, In General, Division 2, Definitions, Division 4, Zoning Districts, Division 6, Parking Regulations, Division 7 General Regulations, and Division 12, Administration, to implement new regulations regarding the land use of Short-Term Rentals and make other minor clarifications, corrections, and revisions.

The Ordinances propose to implement new regulations and other revisions permitting the land use of Short-Term Rentals in Agricultural and Mixed-Use zoning districts, and permitting the use in certain Commercial zoning districts, where other transient lodging are also permitted, and adding text to prohibit the land use of Short-Term Rentals in Residential zoning districts in both the Land Use and Development Code (LUDC) and the Santa Barbara County Coastal Zoning Ordinance (Article II).

ACTION: Motion to adopt staff recommendations with revisions to the Ordinances to ban short-term rentals in AG-I-5 and AG-I-10 zoned parcels.

Cooney/Ferini Vote: 2-2* (Brown/Brooks no, Blough did not vote)
***Motion fails**

ACTION: Continued the item to the hearing of August 10, 2016, at the request of the Commission.

Brown/Brooks 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

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