



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of August 10, 2011
9:00 a.m.

C. MICHAEL COONEY 1st District, Vice-Chair
CECILIA BROWN 2nd District
MARELL BROOKS 3rd District
JOE H. VALENCIA 4th District, Chair
DANIEL BLOUGH 5th District

County of Santa Barbara
Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(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 the 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:** Commissioner Brown noted that when driving by the property, she noticed that progress had been made to the landscaping for the Chisan Nursery project. Commissioner Cooney reported on a recent court case pertaining to greenhouse gas standards.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- IX. **STANDARD AGENDA:**
 1. **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

to adopt the Negative Declaration (11NGD-00000-00010) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, and Cultural Resources. The Negative Declaration (ND) and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara or 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP No. 113-080-022, located at the intersection of Betteravia and Simas Roads, in the Santa Maria area, Fifth Supervisorial District.

ACTION: Approved the project.

Valencia/Blough

Vote: 5-0

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

Dianne M. Black
Secretary to the Planning Commission