



# COUNTY OF SANTA BARBARA

---

## PLANNING COMMISSION MARKED AGENDA

Hearing of August 10, 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 (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. This hearing will also be streamed live on CSBTV'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 (Blough via remote).
- IV. **AGENDA STATUS REPORT:** by Jeff Wilson.
- V. **PROJECTION REPORT:** by Jeff Wilson.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **INTENT TO WAIVE A PUBLIC HEARING:**

**16TEX-00000-00011 Walter Capps Memorial Park Time Extension Isla Vista**  
Sean Stewart, Planner (805) 568-2517

The project is for a Time Extension to 08DVP-00000-00020 for the construction of a new park which will include new landscaping, accessible walking paths and boardwalk, decorative boulders, seating areas, and a new public bathroom. The property is a 2.02-acre parcel zoned SR-M-8 and shown as Assessor's Parcel Numbers 075-193-003, 075-193-005, 075-193-008, 075-193-009, 075-193-010, 075-193-012, 075-193-013, 075-193-018, 075-193-024, 075-193-026, 075-193-036, 075-193-037, located at 6700 block of Del Playa Drive in the Isla Vista area, Third Supervisorial District.

**ACTION: Acknowledged intent to waive public hearing. No action was taken**

- IX. **MINUTES:** The Minutes of July 27, 2016 were considered as follows:

**ACTION: Approved the Minutes of July 27, 2016, as revised.**

**Brooks/Blough                      Vote: 4-0-1 (Ferini abstained)**

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**  
None.

XI. **STANDARD AGENDA:**

1.	<b>16ORD-00000-00009</b> <b>16ORD-00000-00012</b>	<b>Short-Term Rental Ordinance</b>	<b>Countywide</b>
	<b>Sections 15061(b)(3) and 15301</b>		
		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). (Continued from 8/3/16)

**ACTION:      Made the required findings for approval, including CEQA findings; recommended that the Board of Supervisors determine the adoption of the proposed ordinances is exempt from CEQA; and adopted Resolutions recommending that the Board of Supervisors adopt Case Nos. 16ORD-00000-00009 and 16ORD-00000-00012, with revisions.**

**Cooney/Brown                      Vote: 3-1 (Ferini no, Blough did not vote)**  
**Appeal process not applicable.**

2.	<b>15CUP-00000-00026</b>	<b>Verizon at South Goleta</b> <b>New Telecommunications Facility</b>	<b>Goleta</b>
	<b>Exempt, CEQA Guidelines Section 15303</b>		
		Alex Tuttle, Supervising Planner (805) 884-6844 Sean Herron, Planner (805) 568-3510	

Hearing on the request of Melissa Samarin of Sequoia Deployment Services, agent for the developer Verizon Wireless and property owner County of Santa Barbara, to consider Case No.

15CUP-00000-00026 [application filed on August 31, 2015] for a Conditional Use Permit (CUP) to allow for the construction and operation of an unstaffed telecommunications facility that includes a 55-foot tall antenna support structure designed as a faux tree, in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, on property zoned REC; and to accept the CEQA Exemption pursuant to Sections 15303 [New Construction or Conversion of Small Structures] and 15304 [Minor Alterations to Land] of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel No. 061-040-024, located at 4500 Hollister Avenue in the Eastern Goleta Valley Community Plan area, Second Supervisorial District. (Continued from 4/27/16 and 6/1/16)

**ACTION: Approved the project, with revisions to the Conditions of Approval**

**Brown/Cooney                      Vote: 5-0**  
**10 day appeal period; fee required.**

**3.      16APL-00000-00012                      Myers Bridge                      Toro Canyon**  
**Exempt, CEQA Guidelines Section 15270                      Alex Tuttle, Supervising Planner (805) 884-6844**  
**Sean Herron, Planner (805) 568-3510**

Hearing on the request of Derek Westen, agent for the property owners Barton and Victoria Myers, to consider Case No. 16APL-00000-00012 [application filed on April 21, 2016] to appeal the Planning and Development Department’s denial of a Land Use Permit to allow construction of a secondary access road and new bridge (Case No. 16LUP-00000-00108), in compliance with Section 35.102 [Appeals] of the County Land Use and Development Code, on property zoned MT-TORO-100. The application involves Assessor’s Parcel No. 155-020-004, located at 949 Toro Canyon Road in the Toro Canyon Community Plan area, First Supervisorial District.

**ACTION: Motion to deny the appeal, make the required findings of the project, Case No. 16LUP-00000-00109, determine the project is exempt from CEQA, and to deny de novo the project, Case No. 16LUP-00000-00109, thereby affirming the decision of the Planning and Development Director.**

**Brooks/Brown                      Vote: 2-2 (Ferini and Blough no, Cooney recused himself prior to the hearing)\***  
**10 day appeal period; fee required.**

*\* The adopted Santa Barbara County Planning Commission Procedures Manual, Procedure for Conduct of Public Hearings #11 (Page 10) states that “The Commissioner of the district in which the project is located is given the first opportunity to make a motion to approve, conditionally approve, deny or continue the item for additional study. Any motion for final action must include the adoption of all required findings. A majority of the Commission present must support a motion for any motion to pass. In the event of a split vote, (2-2), the motion would fail to pass. Unless the Commission makes another motion resulting in a majority decision, the motion’s failure to pass would be deemed a denial. For Comprehensive Plan Amendments, a recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Commission.”*

**The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the  
Planning and Development Web Site at  
[www.sbcountyplanning.org](http://www.sbcountyplanning.org)**

---

Dianne M. Black  
Secretary to the Planning Commission

G:\GROUP\PC\_STAFF\WP\PC\AGENDAS\PC AGD 2016\08-10-16MKD.DOC