



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of August 29, 2018
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
JOHN PARKE	3rd District, Vice Chair	123 East Anapamu Street
LARRY FERINI	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Chair	(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.
- 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. **MINUTES:** The Minutes of August 1, 2018 were considered as follows:
ACTION: **Approved the Minutes of August 1, 2018.**
Cooney/Parke Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **STANDARD AGENDA:**
 1. **18APL-00000-00008**
18APL-00000-00009 Appeals of the Cosmoledo Trust New Residence Carpinteria
Exempt, CEQA Guidelines Sections 15301 & 15303 Alex Tuttle, Supervising Planner (805) 884-8068
Sean Stewart, Planner (805) 568-2517

Hearing on the request of Raemer Crest, LLC. (745 Sand Point Road), Brilliant Projects, LLC. (735 Sand Point Road), and Better Neighborhoods, Inc. to consider Case Nos. 18APL-00000-00008 and 18APL-00000-00009 [applications filed on April 11, 2018 and April 12, 2018] to appeal the Zoning Administrator's approval of Case No. 17CDH-00000-00014, in compliance

with Section 35-182.2 of the Article II Coastal Zoning Ordinance, on property zoned 10-R-1. The application involves APN 005-460-046, located at 711 Sand Point Road in the Carpinteria area, First Supervisorial District.

ACTION: Directed staff to conduct additional environmental review on the project and return to the Commission with appropriate findings based on the additional environmental review.

Parke/Ferini **Vote: 4-1 (Blough no)**
10 day appeal period; no fee required (Coastal Zone)

2. **Applicant Appeal of the Gordon Sand Reclamation**
18APL-00000-00015 **Plan Project Incompleteness Determination** **Guadalupe**

Exempt, CEQA Guidelines Section 15378(b)(5) Errin Briggs, Energy Specialist (805) 568-2047
Joseph Dargel, Planner (805) 568-3573

Hearing on the request of Travis Jokerst from EnviroMINE, Inc. (EnviroMINE), agent for the owner, Gordon Sand Company, to consider the Appeal, Case No. 18APL-00000-00015 [application filed on July 2, 2018], of the Director's May 31, 2018 decision to determine the application for Case No's 17RPP-00000-00001 and 17CDP-00000-00057 incomplete, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property zoned RES-320 and REC; and determine that the appeal is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15378(b)(5). The application involves Assessor Parcel Nos. 113-020-009, -013, -020, and -021, located at 6150 West Main Street, west of the community of Guadalupe and adjacent to the Guadalupe Dunes Park and the Pacific Ocean, Third Supervisorial District.

ACTION: Denied the appeal, Case No. 18APL-00000-00015, determined the project is exempt from CEQA, and determined the application, Case Nos. 17RPP-00000-00001 and 17CDP-00000-00057, incomplete, thereby affirming the determination of the Director.

Parke/Cooney **Vote: 4-0-1 (Blough abstained)**
10 day appeal period; fee required

3. **18ORD-00000-00002** **Agricultural Employee**
18ORD-00000-00003 **Dwelling Ordinance Amendment** **Countywide**

14NGD-00000-00014 David Lackie, Supervising Planner (805) 568-2023
Jessica Steele, Planner (805) 884-8082

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

- a) **18ORD-00000-00002.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 18ORD-00000-00002) amending Article 35.2, Zones and Allowable Land Uses, and Article 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code (LUDC), of Chapter 35, Zoning, of the Santa Barbara County Code;
- b) **18ORD-00000-00003.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 18ORD-00000-00003) amending Division 4, Zoning Districts, and Division 7, General Regulations, of Article II, the Coastal Zoning Ordinance (Article II), of Chapter 35, Zoning, of the Santa Barbara County Code; and
- c) **18ORD-00000-00002 and 18ORD-00000-00003.** Recommend that the Board of Supervisors determine that no subsequent environmental document shall be prepared for

this project pursuant to the California Environmental Quality Act Guidelines Section 15162.

The proposed amendments will streamline the permit process for agricultural employee dwellings in the Agriculture I (AG-I) and Agriculture II (AG-II) zones in the unincorporated area of Santa Barbara County. (Continued from 5/09/18, 6/06/18, and 7/11/18)

ACTION: Made the required findings for approval; recommended that the Board of Supervisors determine that no subsequent environmental document shall be prepared for this project; and adopted resolutions recommending that the Board of Supervisors approve Case Nos. 18ORD-00000-00002 and 18ORD-00000-00003.

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

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| 4. | <u>17ORD-00000-00005</u> | <u>Hoop Structures Ordinance Amendment</u> | <u>Countywide</u> |
| | 17EIR-00000-00004 | David Lackie, Supervising Planner (805) 568-2023 | Julie Harris, Planner (805) 568-3543 |

Hearing on the request of the Planning and Development Department for the County Planning Commission to consider making recommendations to the Board of Supervisors regarding the following:

- a) **17ORD-00000-00005.** Recommend that the Board of Supervisors adopt an ordinance amending the zoning regulations of the County Land Use and Development Code (County LUDC) in compliance with Chapter 35.104, Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code, to address permitting requirements for hoop structures and shade structures; and
- b) Recommend that the Board of Supervisors certify the Program Environmental Impact Report (17EIR-00000-00004) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). As a result of this project, significant effects on the environment are anticipated in the following categories: Visual Resources, and Resource Recovery and Solid Waste Management.

The project involves lands zoned Agriculture-I and Agriculture-II located throughout the Inland Area of the County. (Continued from 5/30/18 and 7/11/18)

ACTION: Set a special hearing for October 11, 2018, continued this item to the special hearing of October 11, 2018, and directed staff to make changes to the ordinance amendment, EIR, and findings to reflect direction that the Commission gave to eliminate MM-VIS-1, MM-VIS-2, MM-VIS-3, and modify MM-BIO-1, and retain MM-BIO-3, as well as previously agreed upon eliminations (MM-WR-1 and MM-BIO-2).

Cooney/Brown **Vote: 5-0**
Appeal process not applicable.

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| 5. | <u>17GPA-00000-00004</u> | <u>Santa Barbara County Coastal Resiliency</u> | |
| | <u>17ORD-00000-00015</u> | <u>Project Local Coastal Program (LCP) Amendment</u> | <u>Countywide</u> |
| | 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. (Continued from 8/01/18)

ACTION: Made the findings for approval, including CEQA findings; recommended that the Board of Supervisors determine that this project is statutorily exempt from CEQA; and adopted a resolution recommending that the Board of Supervisors approve Case Nos. 17GPA-00000-00004 and 17ORD-00000-00015.

Cooney/Brown **Vote: 4-1 (Blough no)**
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

Jeff Wilson
Secretary to the Planning Commission