



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of August 31, 2016
9:00 a.m.

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

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(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 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 August 3, 2016 and August 10, 2016 were considered as follows:

 ACTION: **Approved the Minutes of August 3, 2016.**

 Cooney/Blough Vote: 5-0

 ACTION: **Approved the Minutes of August 10, 2016.**

 Cooney/Blough Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black, Assistant Director.

X. STANDARD AGENDA:

- 1. 16DET-00000-00001 Isla Vista Community Center Determination of Similar Use Isla Vista**
Exempt, CEQA Guidelines Section 15378 Alex Tuttle, Supervising Planner (805) 884-6844
Joyce Gerber, Planner (805) 568-3518

Hearing on the request of Robert Ooley, agent for the County of Santa Barbara, to consider Case No. 16DET-00000-00001 [application filed on May 6, 2016] for a Determination of Similar Use pursuant to Section 35-78.3.19 of Article II Coastal Zoning Ordinance that a community center is similar in nature and/or character to Permitted Uses including “business, professional, and trade schools,” “amusement enterprises,” “indoor theater,” “spas or health clubs,” and “non-residential child care center” of the Retail Commercial (C-2) zone district under Article II Coastal Zoning Ordinance Section 35.78, and thus should be considered a permitted use; and to determine that the activity is not a project pursuant to State CEQA Guidelines Section 15378 (Not a Project). The application involves Assessor Parcel No. 075-163-017, located at 976 Embarcadero del Mar in the Isla Vista area, Third Supervisorial District.

ACTION: Made a determination of similar use.

Brooks/Blough Vote: 5-0
10 day appeal period; fee required

- 2. 15APL-00000-00019 Signorelli Appeal of Jimenez Land Use Permit Lompoc**
Exempt, CEQA Guidelines Sections 15301 & 15304 John Zorovich, Supervising Planner (805) 934-6297
Steve Rodriguez, Planner (805) 682-3413

Hearing on the request of Tom Signorelli, appellant, to consider Case No. 15APL-00000-00019 [application filed on October 12, 2015] in compliance with Chapter 35.102 of the County Land Use and Development Code, of the Director’s decision to approve Case No. 14LUP-00000-00514, a Land Use Permit for grading of new ranch roads and maintenance of existing ranch roads, on property located in the AG-II-100 Zone; and to determine the project is exempt from the provisions of the State Guidelines for Implementation of the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15301 and 15304. The application involves Assessor Parcel No. 083-280-024, located at 3927 Jalama Road, in the Lompoc area, Third Supervisorial District.

ACTION: Motion to uphold the appeal.

Brooks/Brown Vote: 2-3* (Cooney, Ferini, and Blough no)
***Motion fails**

ACTION: Denied the appeal, made the required findings for approval of the project, Case No. 14LUP-00000-00514, determined the project is exempt from CEQA, and granted de novo approval of the project, Case No. 14LUP-00000-00514.

Blough/Cooney Vote: 3-2 (Brooks and Brown no)
10 day appeal period; fee required

13GPA-00000-00006
13ORD-00000-00006
13RZN-00000-00002
13GPA-00000-00007
13ORD-00000-00007

3. **13RZN-00000-00003** Gaviota Coast Plan Gaviota
15EIR-00000-00003 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 adoption of the Gaviota Coast Plan:

- a) **13GPA-00000-00006.** Recommend that the Board of Supervisors adopt a resolution amending the text and maps of the Land Use Element of the Santa Barbara County Comprehensive Plan;
- b) **13ORD-00000-00006.** Recommend that the Board of Supervisors adopt an ordinance amending the zoning regulations of the County Land Use and Development Code, Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code;
- c) **13RZN-00000-00002.** Recommend that the Board of Supervisors adopt an ordinance amending and adding new zones and overlay zones to the County Zoning Map of the County Land Use and Development Code;
- d) **13GPA-00000-00007.** Recommend that the Board of Supervisors adopt a resolution amending the text and maps of the Coastal Land Use Plan of the Santa Barbara County Local Coastal Plan;
- e) **13ORD-00000-00007.** Recommend that the Board of Supervisors adopt an ordinance amending the zoning regulations of the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code;
- f) **13RZN-00000-00003.** Recommend that the Board of Supervisors adopt an ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code by repealing and retiring the Gaviota Coast Rural Region Zoning Map, the North Gaviota Coast Rural Region Zoning Map, the Gaviota Coast Coastal Plan Zoning Overlay Map, and the Point Conception Coastal Plan Zoning Overlay Map, and amending the Lompoc Valley Rural Region Zoning Map, and adopting new Gaviota Coast Plan Zoning Maps, new Gaviota Coast Plan Zoning Overlay Maps, and new Gaviota Coast Plan Environmentally Sensitive Habitat Overlay Maps; and
- g) **15EIR-00000-00003.** Recommend that the Board of Supervisors certify the Environmental Impact Report 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: Agricultural Resources, Biological Resources, Cultural Resources, and Parks, Recreation and Trails.

All documents, including the Environmental Impact Report (EIR), referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The documents are also available on the Planning and Development website at the following link: <http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php> The project involves all parcels located within the Gaviota Coast Plan area, bounded by the western limit line of the Goleta Community Plan boundary to the east, Vandenberg Air Force Base to the west, the ridgeline of the Santa Ynez Mountains and Gaviota Creek watershed to the north, and the Pacific Ocean to the south and west, Third Supervisorial District. (Continued from 7/27/16)

ACTION: **Continued the item to the hearing of September 14, 2016, at the request of the Commission.**

Cooney/Blough

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