



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of September 2, 2015
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Chair	Engineering Building, Room 17
JOAN HARTMANN	3rd District	123 East Anapamu Street
LARRY FERINI	4th District, Vice-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 <http://www.countyofsb.org/ceo/csbtv.aspx?id=1558> and digitally archived at <http://www.countyofsb.org/ceo/media02.aspx>*

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 12, 2015 were considered as follows:

ACTION: Approved the Minutes of August 12, 2015.

Blough/Hartmann Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**

Flood Control District Disposal

C-1. 15GOV-00000-00003 Easement Project Government Code Conformity Carpinteria
Anne Almy, Supervising Planner (805) 568-2053
Ryan Cooksey, Planner (805) 568-2053

Hearing on the request of Connie Smith (County Real Property Division), agent for of the Department of Public Works, Flood Control District, to consider Case No. 15GOV-00000-00003, [application filed on August 11, 2015], for a determination that to dispose of a Flood Control District easement conforms with the Comprehensive Plan of the

County of Santa Barbara pursuant to Government Code Section 65402(a). This site is identified as AP No. 004-018-048, located at 4167 Via Marcina in the Carpinteria Area, First Supervisorial District.

ACTION: Dropped the item from the Consent Agenda, at the request of the applicant.

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

XI. STANDARD AGENDA:

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| 1. | Urbany Appeal of the Bonillo-LaTorre | |
| | 15APL-00000-00004 | New Single Family Dwelling and Garage |
| | | Mission Canyon |
| | Exempt, CEQA Guidelines Section 15303 | Alex Tuttle, Supervising Planner (805) 884-6844
J. Ritterbeck, Planner (805) 568-3509 |

Hearing on the request of Bill and Lara Urbany, appellants, to consider Case No. 15APL-00000-00004, [application filed on February 27, 2015] to appeal the South County Board of Architectural Review's preliminary approval of Case No. 14BAR-00000-00063 and the Director's approval of Case No. 14LUP-00000-00144, in compliance with Chapter 35.102.040.A of the County Land Use and Development Code, on property located in the 7-R-1 zone; and to determine that the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15270 and 15303. The application involves AP No. 023172-001, located at 849 Cheltenham Road in the Mission Canyon area of Santa Barbara County, First Supervisorial District. (Continued from 7/22/15)

ACTION: Denied the appeal, Case No. 15APL-00000-00004; Made the required findings for approval of the revised project, Case Nos. 14LUP-00000-00144 and 14BAR-00000-00063, as revised, Determined that approval of the project is exempt from CEQA; Granted de novo approval of the revised project, Case Nos. 14LUP-00000-00144 and 14BAR-00000-00063 with revised Conditions of Approval.

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

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| 2. | 14GPA-00000-00007 | |
| | 15ORD-00000-00005 | |
| | 15ORD-00000-00010 | |
| | 15ORD-00000-00011 | |
| | 15ORD-00000-00009 | |
| | 15RZN-00000-00006 | |
| | 15GPA-00000-00004 | Isla Vista Mater Plan Updates |
| | | Isla Vista |
| | 14EIR-00000-00002 | David Lackie, Supervising Planner (805) 568-2023
Katie Hentrich, Planner (805) 884-6836 |

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

- a) **14GPA-00000-00007.** Recommend that the Board of Supervisors adopt a resolution amending the Goleta Community Plan to incorporate the Isla Vista Master Plan (Attachment A) as an appendix to the Goleta Community Plan;

- b) **15ORD-00000-00005.** Recommend that the Board of Supervisors adopt an ordinance amending Chapter 23B, Permit Parking Program, of the Santa Barbara County Code, by updating Section 23B-15, Isla Vista Permit Parking Program;
- c) **15ORD-00000-00010.** Recommend that the Board of Supervisors adopt an ordinance amending Ordinance 4650, the in-lieu parking fee program for the Isla Vista Master Plan area;
- d) **15ORD-00000-00011.** Recommend that the Board of Supervisors adopt an ordinance rescinding Ordinance 4649 in its entirety including all revision to Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code;
- e) **15ORD-00000-00009.** Recommend that the Board of Supervisors adopt an ordinance amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code to add the Isla Vista Master Plan Overlay District;
- f) **15RZN-00000-00006.** Recommend that the Board of Supervisors adopt an ordinance amending Article II, the Santa Barbara Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, by amending the existing Goleta Community Plan Zoning South map and adopting the new Isla Vista Master Plan Zoning map; and
- g) **15GPA-00000-00004.** Recommend that the Board of Supervisors adopt a resolution amending the Coastal Land Use Plan to incorporate policies specific to the Isla Vista Master Plan area.

ACTION: Continued the item to the hearing of November 4, 2015, at the request of the Commission.

**Blough/Cooney Vote: 5-0
Appeal process non-applicable.**

3.	15ORD-00000-00012 15ORD-00000-00014	2015 Housing Element Implementation Ordinance Amendment	Countywide
	Exempt, CEQA Guidelines Section 15061(b)(3) and 15265	Dianne Black, Assistant Director (805) 568-2000 Noel Langle, Planner (805) 568-2067	

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

- a) **15ORD-00000-00012.** Adopt a recommendation to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 15ORD-00000-00012) 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, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code; and
- b) **15ORD-00000-00014.** Adopt a recommendation to the County Planning Commission that they recommend to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 15ORD-00000-00014) amending Division 1, In General, Division 2, Definitions, Division 7, General Regulations, and Division 12, Administration, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code.

The proposed ordinance amendments revise existing procedures and regulations and add new procedures and regulations in order to implement the following programs contained in the 2015 - 2023 Housing Element Update as adopted by the Board of Supervisors on February 3, 2015:

- Program 1.10: State Density Bonus Law Consistency Amendments.
- Program 2.3: Farmworker Employee Housing Law Consistency Amendments.
- Program 2.5: Fair and Safe Special Needs Housing.
- Program 2.7: Definition of Family.

The proposed ordinances also make other minor corrections and language revisions that do not materially change the existing regulations and serve only to clarify or correct existing language as well as delete language that only applies within the Coastal Zone.

15ORD-00000-00012

ACTION: Made findings for approval, including CEQA findings, and recommended that the Board of Supervisors make the required findings for approval of the proposed amendment; Recommended to the Board of Supervisors that they determine that the adoption of this ordinance is categorically exempt from CEQA; and adopted a Resolution recommending that the Board of Supervisors adopt Case No. 15ORD-00000-00012.

15ORD-00000-00014

ACTION: Made findings for approval, including CEQA findings, and recommended the Board of Supervisors make the required findings for approval of the proposed amendment; Recommended to the Board of Supervisors that they determine that the adoption of this ordinance is statutorily exempt from CEQA; and adopted a Resolution recommending that the Board of Supervisors adopt Case No. 15ORD-00000-00014.

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

4.	Briefing on Oil and Gas Development	Countywide
Exempt, CEQA Guidelines Section 15378(b)(5)	Kevin Drude, Deputy Director (805) 568-2519	Errin Briggs, Energy Specialist (805) 568-2047

Hearing on the request of the Planning and Development Department that the Planning Commission receive and file a report on the status of oil and gas development in Santa Barbara County.

ACTION: The Planning Commission received a briefing from Errin Briggs and Matt Young, Planning and Development Department, regarding the status of oil and gas development in Santa Barbara County. No action was taken.

Dianne M. Black
Secretary to the Planning Commission

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