



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of September 13, 2006
9:00 a.m.

C. MICHAEL COONEY 1st District, Vice Chair
CECILIA BROWN 2nd District
DAVID SMYSER 3rd District
JOE H. VALENCIA 4th District, Chair
JACK BOYSEN 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 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 Yesenia Valero.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Dianne Meester Black.
- V. **PROJECTION REPORT:** Presented by Dianne Meester Black.
- VI. **PUBLIC COMMENT:** Bob Field addressed the Commission and provided information on the Agricultural Advisory Committee and its organization.

Chuck Williams expressed his concerns regarding lack of proper notification of a previous project in the Orcutt area and requested staff to notice the Orcutt Advisory Group of all future Orcutt and Old Orcutt projects.

John Thorndike addressed the Commission regarding Ag. Zoning to be parcel sized on his property in Toro Canyon.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Smyser notified staff that the rebroadcast of the September 6, 2006 Planning Commission had no sound and requested the hearing to rebroadcast again. Commissioner Smyser also spoke on the Agricultural Advisory Sub-Committee and the importance of public participation on recommendations for changes in land use and how the committee could be structured in order to allow for public participation.

Commissioner Brown notified the Commission that story poles for the Hourigan project are up and encouraged the Commission to visit the site.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by John Baker, via remote testimony.
- X. **STANDARD AGENDA:**

1. 98-DP-023 Northpoint Unit III, Phase IV Orcutt

CEQA Section 15162 Larry Appel, Supervising Planner (805) 934-6261
John Zorovich, Planner (805) 934-6297

Hearing on the request of Leo Evans, to consider Case No. 98-DP-023 [application filed on August 25, 1998] for approval of a Final Development Plan under the provisions of Article III of the DR 3.3 Zone District, to develop 32 condominiums on previously recorded lots (TM 12,414) and one common lot; and to accept the prior environmental document, 78-EIR-9 and supplement, 92-SD-2, as adequate Environmental Review pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 107-560-001 through -033, located in the Northpoint Village, Santa Maria area, Fourth Supervisorial District.

ACTION: Accepted a late submittal into the record from Steve Walker.
Cooney/Smyser Vote: 5-0

ACTION: Continued the item to the hearing of October 11, 2006, with direction to staff to forward the EIR to the Commission.
Valencia/Boysen Vote: 5-0
Appeal process not applicable.

2. 06ORD-00000-00013 SMARA Ordinance Amendments Countywide

Exempt, CEQA Section 15061(b)(3) Larry Appel, Supervising Planner (805) 934-6261

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

- a) **06ORD-00000-00013** an amendment to Section 35-1, The Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code to amend Chapter 35.21, Agricultural Zones, of Article 35.2, Zones and Allowable Land Uses, Section 35.82.160 (Reclamation and Surface Mining Permits) of Article 35.8, Planning Permit Procedures, and Article 35.11, Glossary to provide a streamlined process for agricultural soil export mining for property zoned Agriculture II and make other minor revisions to Section 35.82.160 (Reclamation and Surface mining Permits);

and to accept the Exemption pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act.

ACTION: Recommended that the Board of Supervisors adopt the findings, find that the amendments for inland areas are categorically exempt from CEQA and adopt 06ORD-00000-00013.
Cooney/Boysen Vote: 4-1 (Brown no)

The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

3. 06ORD-00000-00014 Winery Special Event Attendee Limit Ordinance Amendment Countywide

Exempt, CEQA Section 15061(b)(3) Noel Langle, Planner (805) 568-2009

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

- a) **06ORD-00000-00014** an amendment to Section 35-1, The Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code to amend Section 35.42.270 (Wineries) of Article 35.4, Standards for Specific Land Uses, to allow the number of attendees at a winery special event to exceed 200 in compliance with an approved Conditional Use Permit;

and to accept the Exemption pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of CEQA.

ACTION: Recommended that the Board of Supervisors adopt the findings, find that these amendments are categorically exempt from CEQA and adopt 06ORD-00000-00014.

Smyser/Brown

Vote: 5-0

The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

- | | | |
|----|---------------------------------|-------------------------------------|
| 4. | Winery Permit Processing | |
| | Ordinance 661 Amendment | Countywide |
| | 05ORD-00000-00007 | |
| | 05NGD-00000-00016 | Noel Langle, Planner (805) 568-2009 |

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

- a) **05ORD-00000-00007** an amendment to Article V, Specific Use District Regulations, of Ordinance No. 661 to amend the permitted uses in Section 10 (U - Unlimited Agricultural District), Section 25 (AG - General Agricultural District), and Section 27 (AL - Limited Agricultural Zone District) to allow Tier 1 wineries subject to the approval of a Land Use Permit that comply with Section 35.42.270.D and E. of the County Land Use and Development Code of Chapter 35 of the County Code.;

and to approve the Negative Declaration 05NGD-00000-00016 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, no significant, mitigable, effects on the environment are anticipated as a result of this project. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara.

ACTION: Recommended that the Board of Supervisors adopt the findings, approve the Negative Declaration, 05NGD-00000-00016 and adopt 05ORD-00000-00007, upon agreement with APCD on Emissions from Wine Fermentation and Aging

Smyser/Brown

Vote: 5-0

The Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

- | | | |
|----|--|-------------------|
| 5. | Fiscal Year 2005-2006 General Plan Annual Report | Countywide |
| | <hr/> | |
| | John McInnes, Director, Strategic and Long Range Planning (805) 568-3552 | |

Hearing on the request of the Comprehensive Planning Division to review the Santa Barbara County General Plan Annual Report for the Fiscal Year 2005-2006, file the report with the Board of Supervisors, and forward it to the State Office of Planning and Research and the Department of Housing and Community Development.

ACTION: Received and reviewed the General Plan Annual Report for fiscal year 2005/2006 and directed staff to file the report with the Board of Supervisors, State Office of Planning and Research and the State Department of Housing and Community Department.

Smyser/Boysen

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 Meester Black
Secretary to the Planning Commission