



# COUNTY OF SANTA BARBARA

---

## PLANNING COMMISSION MARKED AGENDA

Hearing of September 14, 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.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** Mary Beth Kerr spoke to the issue of the Winery Ordinance, which the Commission will consider at their September 19 hearing. She asked the Commission to pay close attention to the letter submitted by Lansing Duncan.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **MINUTES:** The Minutes of August 31, 2016 were considered as follows:

**ACTION:** Approved the Minutes of August 31, 2016.

**Cooney/Brooks**

**Vote: 5-0**

- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **STANDARD AGENDA:**

1. **15DVP-00000-00003**  
**15CUP-00000-00007** Amity Group Commercial Development **Goleta**  
**16NGD-00000-00010** Anne Almy, Supervising Planner (805) 568-2053  
Stephanie Swanson, Planner (805) 568-3319

Hearing on the request of Jay Higgins, agent for the owner, Amity Group, LP, to consider Case Nos. 15DVP-00000-00003 and 15CUP-00000-00007 [applications filed on March 24, 2015] for a

Development Plan and Conditional Use Permit to allow the construction of a four-tenant commercial structure approximately 6,721 square feet (gross) in size with two outdoor patios totaling approximately 1,365 square feet in size, a freestanding pole sign's support structure, and also to allow a drive-through in compliance with Sections 35.82.080 and 35.82.060 of the County Land Use and Development Code, on property zoned C-2; and to adopt the Mitigated Negative Declaration (16NGD-00000-00010) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: aesthetics, air quality, hazardous materials/risk of upset, noise, public facilities, and transportation/circulation. The MND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara (or upon request at 624 West Foster Road, Suite C, Santa Maria) or online at: <http://www.sbcountyplanning.org/environmental/Documents/Amity%20Group%20LP%20Commercial%20Development.pdf>. The MND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves Assessor Parcel No. 067-230-032, located at 4791 Calle Real in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District.

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

**Brown/Blough Vote: 4-1 (Cooney no)  
10 day appeal period; fee required.**

2. **16CUP-00000-00010** **Felicity Farm Commercial** **Santa Ynez**  
**Horse Boarding and Training Facility**  
Exempt, CEQA Guidelines Section 15301 John Zorovich, Supervising Planner (805) 934-6297  
Dana Eady, Planner (805) 934-6266

Hearing on the request of Dr. James E. Gernert, owner, to consider Case No. 16CUP-00000-00010 [application filed on May 2, 2016] for a Conditional Use Permit to legalize an existing horse boarding and training facility in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-I-10; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15301. The application involves Assessor Parcel No. 141-060-020, located ¼ mile north of the intersection of Baseline Avenue and Refugio Road, known as 2000 N. Refugio Road, Santa Ynez Community Plan area, Third Supervisorial District.

**ACTION: Approved the project, with revisions to the animal waste management plan.**

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

3. **11TPM-00000-00005** **Gaffaney Tentative Parcel Map** **Lompoc**  
**16NGD-00000-00006** John Zorovich, Supervising Planner (805) 934-6297  
Steve Rodriguez, Planner (805) 682-3413

Hearing on the request of Dave Cross, agent for the owner, Michael Gaffaney, to consider Case No. 11TPM-00000-00005/TPM 14,782 [application filed on November 16, 2010] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 in the AG-I-20 zone district under the Land Use Development Code, to divide a parcel of approximately 40 acres parcel into two parcels of 20 acres each; and to adopt the Mitigated Negative Declaration (16NGD-00000-00006) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: aesthetics/visual resources, air quality, biological resources, geologic processes, and noise. The Mitigated Negative Declaration is also

available for review at P&D's website at:  
<http://sbcountyplanning.org/environmental/Documents/Gaffaney%20TPM%20Draft%20ND.pdf>  
The application involves Assessor's Parcel Number 099-650-013, located south of and adjacent to Tularosa Road and approximately 0.5 mile north of State Route 246, in the Lompoc area, Fourth Supervisorial District.

**ACTION: Approved the project.**

**Ferini/Brooks**

**Vote: 5-0**

**10 day appeal period; fee required.**

**13GPA-00000-00006**

**13ORD-00000-00006**

**13RZN-00000-00002**

**13GPA-00000-00007**

**13ORD-00000-00007**

**4. 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 and 8/31/16)

**ACTION:** Continued the item to the hearing of September 19, 2016, at the request of the Commission.

**Blough/Brown**

**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](http://www.sbcountyplanning.org)

---

Dianne M. Black  
Secretary to the Planning Commission