



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of September 30, 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 September 2, 2015 and September 9, 2015 were considered as follows:

ACTION: Approved the Minutes of September 2, 2015, as revised.

Hartmann/Blough Vote: 5-0

ACTION: Approved the Minutes of September 9, 2015, as revised.

Blough/Ferini Vote: 5-0

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

- X. **STANDARD AGENDA:**

1. **14CUP-00000-00011** **Verizon at Kenneth Avenue** **Santa Maria**
Exempt, CEQA Guidelines Sections Zoraida Abresch, Supervising Planner (805) 934-6585
15303 & 15304 Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Jay Higgins, agent for the applicant, Verizon Wireless, to consider Case No. 14CUP-00000-00011 [application filed on April 17, 2014] to allow for the construction and operation of an unstaffed telecommunications facility with an 80-foot tall antenna support structure designed as a faux eucalyptus tree, in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, on property zoned REC; and to determine the project is exempt from CEQA pursuant to Sections 15303 and 15304 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 107-690-001, located southwest of the intersection of Via Santa Maria and Kenneth Avenue, known as 4599 Kenneth Avenue, Orcutt area, Fourth Supervisorial District. (Continued from 3/11/15, 3/25/15, 6/11/15, 6/24/15, 7/01/15, and 7/08/15)

ACTION: Continued the item to the hearing of December 9, 2015, at the request of the applicant.

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

2. 15APL-00000-00008 Rigole Appeal of the Station Change of Use Los Alamos

Exempt, CEQA Guidelines Section 15303(a) Zoraida Abresch, Supervising Planner (805) 934-6585
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Ana Citrin and Marc Chytilo, attorneys for Rod Rigole, owner, Victorian Inn, to consider the appeal Case No. 15APL-00000-00008 [application filed on April 13, 2015] in compliance with Chapter 35.102 of the County Land Use and Development Code, of the Director's decision to approve 14LUP-00000-00528, a Land Use Permit for a partial change of use to a restaurant, on property located in the Community Mixed Use-Los Alamos (CM-LA) Zone; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15303(a). The application involves AP No. 101-181-003 located approximately 300 feet southwest of the intersection of Centennial and Bell Street, known as 346 Bell Street, in the Los Alamos area, Third Supervisorial District. (Continued from 9/09/15)

ACTION: Continued the item to the hearing of October 28, 2015, at the request of the applicant and the appellant.

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

3. 15APL-00000-00010 Earle Appeal of the Santa Rosa Tier II Winery Buellton

14NGD-00000-00018 Zoraida Abresch, Supervising Planner (805) 934-6585
Dana Eady, Planner (805) 934-6266

Hearing on the request of Debbie Earle, Sharyne Merritt, and Georgia Wiester, Appellants, to consider the Appeal of Case No. 15APL-00000-00010, [appeal filed on April 29, 2015], in compliance with Section 35.102 of the County Land Use and Development Code, of the Zoning Administrator's decision to approve a Development Plan allowing for the construction and operation of a 13,960 sq. ft. winery on property located in the AG-II-100 zone; and to adopt the Mitigated Negative Declaration (14NGD-00000-00018) 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, Biological Resources, Geologic Processes, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding. The MND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria). The MND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East

Anapamu Street, Santa Barbara, and online at: <http://www.sbcountyplanning.org/environmental/active.cfm>. The application involves AP No. 083-170-015, located at 7290 Santa Rosa Road, Third Supervisorial District.

ACTION: Denied the appeal, Case No. 15APL-00000-00010; Made the required findings for approval of the project, including CEQA findings; Adopted the Final Mitigated Negative Declaration (14NGD-00000-00018); Granted *de novo* approval of Case No. 13DVP-00000-00015, with revisions to the Conditions of Approval.

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

4. **14CUP-00000-00014**
15CDP-00000-00008 Koch Seawall **Gaviota**

Exempt, CEQA Guidelines Section 15301 & 15302 Alex Tuttle, Supervising Planner (805) 884-6844
Sean Herron, Planner (805) 568-3510

Hearing on the request of owner Klaus Koch to consider Case Nos. 14CUP-00000-00014 and 15CDP-00000-00008 (applications filed on June 3, 2014 and January 23, 2015) for a Major Conditional Use Permit (CUP) under Section 35-172 of Article II and an accompanying Coastal Development Permit (CDP) under Section 35-169 of Article II, on a property zoned RR-40, to authorize an existing unpermitted seawall fronting an existing single family dwelling, and to determine the project is exempt from CEQA pursuant to Sections 15301 and 15302 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 081-190-015, located at 25 Arroyo Quemada Lane in the Gaviota Coast Area, Third Supervisorial District.

ACTION: Continued the item to the hearing of December 9, 2015, at the request of the applicant.

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

5. **15DVP-00000-00014**
14CDH-00000-00024 Caltrans Gaviota Curve Realignment **Gaviota**

Caltrans MND and Addendum Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner (805) 884-8068

Hearing on the request of Yvonne Hoffman, Caltrans, to consider the following:

- a) **15DVP-00000-00014**, [application filed on September 9, 2015] for a Development Plan in compliance with Section 35-174 of Article II, the Coastal Zoning Ordinance, on property zoned REC (Recreation) to realign the existing curve and shoulders along a 0.8-mile stretch of northbound Highway 101, including modification of the median barrier, culverts, and vertical profile of the hillside in this area;
- b) **14CDH-00000-00024**, [application filed on July 28, 2014] for a Coastal Development Permit in compliance with Section 35-169 of Article II, the Coastal Zoning Ordinance, on property zoned REC (Recreation) to realign the existing curve and shoulders along a 0.8-mile stretch of northbound Highway 101, including modification of the median barrier, culverts, and vertical profile of the hillside in this area; and,

to accept as adequate the Mitigated Negative Declaration and Addendum prepared by the State of California Department of Transportation (Caltrans) as lead agency under the California Environmental Quality Act. As a result of this project, potentially significant but mitigable

effects on the environment are anticipated in the following categories: paleontological resources, natural biological communities, and threatened and endangered species. The ND, Addendum, and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and online at www.sbcountyplanning.org. The application involves AP No's 081-270-003 and 081-270-002, located north and south of Highway 101 near Gaviota State Park between Post Mile 45.6 and 46.4, in the Gaviota area, Third Supervisorial District.

ACTION: Approved the project.

Hartmann/Blough Vote: 5-0
10 day appeal period; no fee required (Coastal Zone).

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