



COUNTY OF SANTA BARBARA

**PLANNING COMMISSION
MARKED AGENDA**

**Hearing of October 30, 2013
9:00 a.m.**

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
JOAN HARTMANN	3rd District, Chair	123 East Anapamu Street
LARRY FERINI	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Vice-Chair	(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 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 18, 2013 and September 25, 2013 were considered as follows:

ACTION: Approved the Minutes of September 18, 2013.
Cooney/Blough Vote: 5-0

ACTION: Approved the Minutes of September 25, 2013.
Blough/Brown Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**

1. **13APL-00000-00006** Gaviota Coast Conservancy Appeal of Ballantyne Barn and Temporary Agricultural Office Trailer **Gaviota**
Exempt, CEQA Guidelines Section 15303 and 15304 Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Procedures, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code.

and to determine the project is exempt from CEQA pursuant to Sections 15061(b)(3) and 15265 of the State Guidelines for the Implementation of the California Environmental Quality Act. The proposed ordinances would implement new regulations and make other minor clarifications, corrections and revisions regarding:

- Agricultural processing (extensive) definition - Deleting examples that are actually common practices. (County LUDC only)
- CN Zone include restaurants as a permitted use. (County LUDC only)
- Commercial zones exterior uses- Correcting process and screening requirements for exterior uses. (County LUDC only)
- Comprehensive Plan, Development Code, and Zoning Map amendment process - Revising existing language and implementing new procedures regarding the processing of amendments to the text and maps of the Comprehensive Plan, and the text and maps of the County Land Use and Development Code. (County LUDC only)
- Exterior material storage screening requirements - Revising the existing language regarding the required screening for the exterior storage of materials in residential zones to specify that the screening must be located in close proximity to the storage area. (County LUDC and Article II)
- Exterior vehicle (trailer) storage requirements and allowed paving materials - Including recreational vehicles in the limits on the number of vehicles that can be stored outside of a garage or similar structure, and allowing the use of permeable materials in the construction of driveways and parking areas. (County LUDC and Article II)
- Grocery and Specialty Food Store definition - Amending the definition to (1) allow areas for the on-premises consumption of packaged food and specially prepared food items, and (2) to including delicatessens within the definition. (County LUDC only)
- Hostels not allowed in AG-I Zones - Deleting as a conditionally permitted use in the AG-I zone. (County LUDC only)
- Impermissible structural alterations to nonconforming structures - Adding language that specifies that nonconforming structure that is structurally altered in violation of the zoning ordinance loses its status as a nonconforming structure and must either be demolished or remodeled as a conforming structure. (County LUDC and Article II)
- Phased Conditional Use Permit and Development Plan maximum build-out periods - Including a maximum period of time in which the permits required to allow the build-out of a project that has a phasing agreement must be issued. (County LUDC and Article II)
- PI Zone meeting facilities (religious) permit requirement - Correcting permit requirement for religious meeting facilities. (County LUDC only)
- PI Zone office floor area limitation- Deleting percentage limitations on office floor area within the overall development. (County LUDC only)
- Pool and pool equipment setbacks for interior lots - Specifying the setbacks for pools and attendant equipment when located on an interior lot. (County LUDC and Article II)
- Setback exemptions in single family residential subdivisions - Including additional situations where historical setback determinations remain in effect. (County LUDC only)
- Special care homes permit requirements in the Special Purpose Zones- Clarifying permit requirements in the special purpose zones. (County LUDC only)

