



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION AGENDA

Hearing of October 31, 2018  
9:00 a.m.

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C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
JOHN PARKE	3rd District, Vice Chair	123 East Anapamu Street
LARRY FERINI	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Chair	(805) 568-2000 (Planning & Development)

### 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 Jeff Wilson.
- V. **PROJECTION REPORT:** by Jeff Wilson.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Parke reported on his participation in the Citizens' Planning Academy, and recognized Planning and Development staff for their participation.
- VIII. **MINUTES:** Consideration of the Minutes of September 26, 2018 was continued to the hearing of November 7, 2018.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Jeff Wilson.
- X. **STANDARD AGENDA:**
  1. **18APL-00000-00018** **Kracke Homestay Appeal** **Solvang**  
Exempt, CEQA Guidelines Section 15270(a) John Shoals, Supervising Planner (805) 934-6297  
Shannon Reese, Planner (805) 934-6261

Hearing on the request of joint appellants (Lynda Hesford and 15 other Janin Acres home owners) to consider Case No. 18APL-00000-00018 to appeal the Director's approval of Case No. 18HOM-00019, in compliance with Section 35.102.020 of the Land Use and Development Code. The application involves property zoned 1-E-1 on Assessor Parcel No. 139-051-009, located at 2379 Janin Way, in the Solvang area, Third Supervisorial District. (Continued from 9/26/18)

**ACTION:** Upheld the appeal, Case No. 18APL-00000-00018; made the required findings for denial of the Land Use Permit, including CEQA findings; determined that the denial of the Land Use Permit is exempt from CEQA;

**and granted *de novo* denial of the Land Use Permit, Case No. 18HOM-00000-0019, thereby reversing the decision of the Director.**

**Brown/Parke                      Vote: 5-0  
10 day appeal period; fee required**

**2.      18APL-00000-00012      Naphy Appeal of Dunn School Amendment      Los Olivos**

**Exempt, CEQA Guidelines Section 15303                      John Shoals, Supervising Planner (805) 934-6297  
Dana Eady, Planner (805) 934-6266**

Hearing on the request of Glenn and Katherine Naphy to consider the Appeal, Case No. 18APL-00000-00012 [application filed on May 17, 2018] in compliance with Chapter 35.102 of the County Land Use and Development Code, of the P&D Director's decision to approve Case No. 17AMD-00000-00003, an Amendment to the Dunn School Master Plan Conditional Use Permit (Case No. 79-CP-47) as revised by Case No. 04RVP-00000-00018; and to determine that the approval of the Amendment is exempt from the provisions of CEQA pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel Nos. 135-250-053 and -048, located at 2555 W. Highway 154, Los Olivos, in the Santa Ynez Valley Community Plan area, Third Supervisorial District. (Continued from 9/12/18)

**ACTION:      Continued the item to the hearing of December 12, 2018.**

**Parke/Brown                      Vote: 5-0  
Appeal process not applicable.**

**18DVP-00000-00002  
18CUP-00000-00005**

**3.      18CDP-00000-00022      Caltrans Gaviota Rest Area Improvements      Gaviota**

**Exempt, CEQA Guidelines Section 15301(c)                      Alex Tuttle, Supervising Planner (805) 884-6844  
Nicole Lieu, Planner (805) 884-8068**

Hearing on the request of Mitch Dallas, Caltrans, to consider the following:

- a) **18DVP-00000-00002**, [application filed on April 3, 2018] for a Development Plan in compliance with Section 35-174 of Article II, the Coastal Zoning Ordinance, on property zoned REC (Recreation) and Transportation Corridor (TC) to permit two existing Caltrans Gaviota Safety Roadside Rest Areas (SRRA's) and associated infrastructure, and for improvements to the SRRA's including replacement of an existing wastewater system, improvements to an existing water system, and overall structural and site improvements.
- b) **18CUP-00000-00005**, [application filed on April 3, 2018] for a Conditional Use Permit in compliance with Article II, Section 35-147.3 for a shared advanced wastewater treatment system and for upgrades to a shared water system.
- c) **18CDP-00000-00022**, [application filed on April 3, 2018] for a Coastal Development Permit in compliance with Section 35-169 of Article II, the Coastal Zoning Ordinance, on property zoned REC (Recreation) and Transportation Corridor (TC) to accompany the aforementioned DVP and CUP to permit and improve two existing Caltrans Gaviota Safety Roadside Rest Areas (SRRA's); and,

to accept the Notice of Exemption prepared by the State of California Department of Transportation (Caltrans) as lead agency under the California Environmental Quality Act (CEQA) as adequate environmental review under CEQA. The application involves Caltrans road right-of-way areas (adjacent to Assessor Parcel No's. 083-650-008 and 083-650-008),



**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)**

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Jeff Wilson  
Secretary to the Planning Commission

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