



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of November 7, 2012
9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
MARELL BROOKS	3rd District, Vice-Chair	123 East Anapamu Street
JOE H. VALENCIA	4th District	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 (CSBT) 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 CSBT Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **PRESENTATION OF RESOLUTION TO THIRD DISTRICT COMMISSIONER MARELL BROOKS:** A resolution was presented to Third District Commission Marell Brooks in recognition of her service on the Commission.
- V. **AGENDA STATUS REPORT:** by Doug Anthony.
- VI. **PROJECTION REPORT:** by Doug Anthony.
- VII. **PROJECT STATUS UPDATE:** The Planning Commission received a status update of the Mosby project, located at 625 Highway 246 in Lompoc, AP No. 099-141-017 from Doug Anthony, Deputy Director, Development Review North.
- VIII. **PUBLIC COMMENT:** John Thorndike requested that the County Surveyor's office stake off the pieces of his Toro Canyon property purchased by the County of Santa Barbara. Bob Field thanked Marell Brooks for her service on the Commission.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:**
- X. **MINUTES:** The Minutes of October 17, 2012 were considered as follows:

ACTION: Approved the Minutes of October 17, 2012.

Brooks/Blough **Vote: 5-0**
- XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XII. STANDARD AGENDA:

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| 1. | 12ORD-00000-00002 | Temporary Uses (Special Events) | |
| | 12ORD-00000-00004 | Ordinance Amendments | Countywide |
| | Exempt, CEQA Guidelines Section 15061(b)(3) | | Dianne Black, Assistant Director (805) 568-2000
Noel Langle, Planner (805) 568-2067 |

Hearing on the request of the Planning and Development Department that that County Planning Commission review and provide recommendations to the Department on the following ordinance amendments:

- a) **12ORD-00000-00002.** An ordinance amending Article 35.4, Standards for Specific Land Uses, and Article 35.11 Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code; and
- b) **12ORD-00000-00004.** An ordinance amending Division 2, Definitions, and Division 7, General Regulations, of Article II, the Santa Barbara County Coastal Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code.

The purpose of the ordinance amendments is to modify existing regulations and implement new regulations regarding the use of property for temporary uses (special events), and make other minor clarifications, corrections, and revisions. (Continued from 8/15/12, 9/05/12, and 10/17/12)

ACTION: Continued the item to the hearing of January 9, 2013, at the request of the Commission.

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

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| 2. | 09DVP-00000-00034 | Vincent Winery Tier III Development Plan | Los Olivos |
| | 10NGD-00000-00024 | | John Karamitsos, Supervising Planner (805) 934-6255 |

Hearing on the request of Susan Petrovich, on behalf of the owner Anthony Vincent, to consider Case No. 09DVP-00000-00034, [application filed on December 15, 2009] for approval of a Development Plan in conformance with Section 35.42.280 of the Land Use Development Code (LUDC) on a property zoned AG-I, allowing for the construction and operation of a Tier III Winery providing for: 1) a 7,000 case per year production facility; 2) a public wine tasting room; and 3) Six (6) events per year with a maximum of 75 attendees at each event; and to adopt the Negative Declaration (10NGD-00000-00024) 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, Fire Protection, Geological Process, Noise, Public Recreation, Transportation / Circulation and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Solvang Library, 1745 Mission Drive, Solvang. The application involves AP No. 135-250-033, located at 2370 Refugio Rd., in the Los Olivos area, Third Supervisorial District. (Continued from 4/06/11, 5/04/11, 7/06/11, and 10/17/12)

ACTION: Approved the project, with revisions to the Staff Report, Findings, and Conditions of Approval.

Blough/Valencia Vote: 3-2 (Brooks/Brown no)
10 day appeal period; fee required

3. 10LLA-00000-00003 Dos Pueblos Ranch Lot Line Adjustment Gaviota
Addendum to 04EIR-00000-00004 Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Request of Mark Lloyd, agent for the owner, Dos Pueblos Ranch Holdings, LLC, for a Lot Line Adjustment to adjust the lot lines between a 1,977.50-acre lot (Existing Lot A) and an adjoining 76-acre lot (Existing Lot B). The proposal would take 1617.5 acres from one parcel (Existing Lot A) and add it to an adjoining parcel (Existing Lot B), and would result in a 1,693.50-acre lot (Proposed Lot 1) and 360-acre lot (Proposed Lot 2). Existing Lot A currently consists of a portion of APN 079-060-066 and all of APN 079-080-021, APN 079-090-030 and APN 081-240-018. Existing Lot B currently consists of a portion of APN 079-060-066. The proposed Lot Line Adjustment would result in two lots that comply with the applicable minimum lot size of the AG-II-100 zone district. The subject lots are zoned AG-II-100 under the County Land Use and Development Code and Coastal Zoning Ordinance and are located at 100 – 695 North Dos Pueblos Canyon Road, Gaviota Area, Third Supervisorial District.
(Continued from 10/17/12)

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

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

**4. 11DET-00000-00001
10DVP-00000-00017
12CDP-00000-00072 Summerland Public Safety Center Summerland**
11NGD-00000-00022 Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Patrick Panlaqui, agent for Fire Chief Michael Mingee, to consider the following:

- a) **12GOV-00000-00024** [application filed October 24, 2012] to determine that the acquisition of a 0.25-acre parcel of land zoned C-1 [Commercial] by the Carpinteria-Summerland Fire Protection District and construction of a new Public Safety Center is in conformity with the County Comprehensive Plan, including the Summerland Community Plan and the Coastal Land Use Plan, in compliance with Government Code Section 65402(c);
- b) **11DET-00000-00001** [application filed March 9, 2011] for approval of a Use Determination by the Planning Commission, in compliance with Section 35-77A.3.10 of Article II, to determine that the construction of a new Public Safety Center and relocation of emergency fire services from the existing fire station into the new facility is similar in nature and/or character to the other permitted uses of the C-1 [Commercial] zone district of the Summerland Community Plan area and thus can be considered an allowable use;
- c) **10DVP-00000-00017** [application filed on October 26, 2010] for approval of a Development Plan in compliance with Section 35-174 of Article II, the Coastal Zoning Ordinance, on property located in the C-1 [Commercial] zone district, to allow demolition of an existing 1,840 square foot one-story office building and an 80 square foot shed, construction of a new 5,930 square foot two-story Public Safety Center and to relocate the existing fire station to the new facility. Grading would be approximately 1,900 cubic yards of cut and 100 cubic yards of fill (1,800 cubic yards of export) and a total of six trees (two Acacia trees, three Junipers, and one *Phoenix canariensis* tree) would be removed;

- d) **12CDP-00000-00072** [application filed October 4, 2012] for approval of a Coastal Development Permit in compliance with Section 35-174.6.8 of Article II;

and to adopt the Mitigated Negative Declaration (11NGD-00000-00022) pursuant to the State Guidelines for Implementation of 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: Aesthetics / Visual Resources, Geologic Processes, Land Use, Noise, Recreation, and Transportation / Circulation. The application involves AP No. 005-194-001, located at 2450 Lillie Avenue in the Summerland Community Plan area, First Supervisorial District. The Negative Declaration and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The Negative Declaration is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara.

ACTION: Approved the project.

Cooney/Brooks Vote: 3-0 (Brown/Valencia absent)
10 day appeal period; fee required

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