



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of November 9, 2016
9:00 a.m.

C. MICHAEL COONEY 1st District, Vice-Chair
CECILIA BROWN 2nd District
MARELL BROOKS 3rd District
LARRY FERINI 4th District, Chair
DANIEL BLOUGH 5th District

County of Santa Barbara
Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(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 (Cooney and Brown via remote)
- IV. **AGENDA STATUS REPORT:** by Jeff Wilson
- V. **PROJECTION REPORT:** by Jeff Wilson
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Cooney offered congratulations to former planning commissioner Joan Hartmann, who was elected to the Board of Supervisors representing the Third District.
- VIII. **MINUTES:** The Minutes of October 26, 2016 were considered as follows:

ACTION: Approved the Minutes of October 26, 2016.

Blough/Brooks Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**
- C-1. **16TEX-00000-00012 Orcutt Union Plaza Time Extension Orcutt**
07NGD-00000-00034 John Zorovich, Supervising Planner (805) 934-6297
Dana Eady, Planner (805) 934-6266

Hearing on the request of Laura Gough, Studio 2G Architects, agent for John J. Will Family, LP, owner, to consider Case No. 16TEX-00000-00012 [application filed on July 14, 2016] for a one-year time extension to November 28, 2017 (from the date of the November 28, 2016

expiration) for a Development Plan (Case No. 06DVP-00000-00016) in compliance with Section 35.84.030 of the County Land Use and Development Code, on property zoned OT-R-14/GC; and to accept the previously adopted Mitigated Negative Declaration (MND) (Case No. 07NGD-00000-00034) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this time extension request. The original MND identified significant but mitigable effects on the environment in the following categories: Aesthetic/Visual Resources, Air Quality, Cultural Resources, Hazardous Materials/Risk of Upset, Historic Resources, and Transportation/Circulation. The MND and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The application involves Assessor Parcel No. 105-121-006 located at 801 S. Broadway, in the Orcutt area, Fourth Supervisorial District.

ACTION: Approved the time extension.

**Ferini/Blough Vote: 5-0
10 day appeal period; fee required.**

XI. STANDARD AGENDA:

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| | Friends of Ballard Canyon | |
| 1. | <u>16APL-00000-00013 Appeal of the Larner Tier II Winery</u> | <u>Solvang</u> |
| | 15NGD-00000-00012 | John Zorovich, Supervising Planner (805) 934-6297
Florence Trotter-Cadena, Planner (805) 934-6253 |

Hearing on the request of Marc Chytilo, Attorney for Friends of Ballard Canyon, Appellants, to consider Case No. 16APL-00000-00013 [appeal filed on April 27, 2016], in compliance with Section 35.102 of the County Land Use and Development Code, to consider the Appeal of the Zoning Administrator’s decision to approve a Development Plan allowing for the construction and operation of a 4,702 sq. ft. winery on property located in the AG-II-100 zone; and to adopt the Revised Final Mitigated Negative Declaration (15NGD-00000-00012) 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, Cultural Resources, Geologic Processes, Public Facilities, Recreation, Transportation/Circulation and Water Resources / Flooding. The Revised Final 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 Revised Final 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://sbcountyplanning.org/environmental/Documents/Larner%20Draft%20MND.pdf> The application involves Assessor's Parcel Numbers 137-100-001, and -003, known as 955 and 1209 Ballard Canyon Road, in the Solvang area, Third Supervisorial District.

ACTION: Dropped the project from the Standard Agenda.

**Brooks/Blough 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

Dianne M. Black
Secretary to the Planning Commission

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