



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of December 12, 2012
9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
JOAN HARTMANN	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 (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. **APPOINTMENT OF THE NEW 2012 PLANNING COMMISSION VICE CHAIR:**
ACTION: Nominated Commissioner Hartmann as the new 2012 Planning Commission Vice- Chair.
Brown/Valencia **Vote: 5-0**
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** Lansing Duncan spoke to the Minimum Level of Service listed in the Santa Ynez Community Plan, including his belief that it is incorrectly referenced in the EIR for Mattei's Tavern. Mike Lunsford spoke to maintaining the accuracy of the Commission's administrative record. Bob Field agreed with Mr. Lunsford's comments, and added that draft hearing minutes should be posted to the department's website alongside the hearing agenda and staff reports.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia announced that his last hearing will be the hearing of December 19, 2012, thanking his appointing Supervisors, staff, and his fellow Commissioners for their support over the years.
- IX. **MINUTES:** The Minutes of November 7, 2012 and November 14, 2012 were considered as follows:
Public Comment: Bob Field, Mike Lunsford, Ana Citrin, Susan F. Petrovich.
ACTION: Continued review of the minutes of November 7, 2012 to the hearing of December 19, 2012.

Blough/Brown **Vote: 5-0**

ACTION: Approved the Minutes of November 14, 2012.

Blough/Hartmann **Vote: 5-0**

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XI. **STANDARD AGENDA:**

1. **11ORD-00000-00016 Youngman Ordinance Amendment Initiation** **Countywide**
John Karamitsos, Supervising Planner (805) 934-6255
Dana Carmichael, Planner (805) 934-6266

Hearing on the request of John Borroel, agent for Patricia Youngman, owner, for initiation of an Ordinance Amendment (Case No. 11ORD-00000-00016) [application filed June 16, 2011], amending the text in Section 35.42.040, Agricultural Processing Facilities, and Article 35.11, Glossary – definition of Agricultural Processing, of the County’s Land Use and Development Code, Chapter 35.1, Santa Barbara County Code to allow for additional processing of agricultural products. (Continued from 12/14/11, 1/11/12, and 11/14/12)

ACTION: Initiated the Ordinance Amendment, Case No. 11ORD-00000-00016.

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

2. **09CUP-00000-00053**
12DVP-00000-00007
09CDP-00000-00105 **Carpinteria Sanitary District Septic**
12GOV-00000-00027 **to Sewer Project – Rincon Point** **Carpinteria**
EIR SCH #2003071115 Anne Almy, Supervising Planner (805) 568-2053
Julie Harris, Planner (805) 568-3518

Hearing on the request of Ginger Andersen, Penfield & Smith, agent for the Carpinteria Sanitary District, to consider the following:

- a) **09CUP-00000-00053** [application filed on December 23, 2009], for a Conditional Use Permit to allow construction of a new public sewer system, including a new force main system, private laterals and connections for 35 residences in Santa Barbara County, and a pump station on County park property, in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned 7-R-1, DR-3.5, REC and TC;
- b) **12DVP-00000-00007** [application filed on July 31, 2012], for approval of a Final Development Plan to allow construction of a portion of a new public sewer system on County park property (APN 001-220-048), in compliance with Section 35-174 of the Article II Coastal Zoning Ordinance, on property zoned REC;
- c) **09CDP-00000-00105** [application filed on December 23, 2009], for a Coastal Development Permit to allow construction of a new public sewer system, including a new force main system, private laterals and connections for 35 residences in Santa Barbara County, and a pump station of County park property, to be processed concurrently in compliance with Section 35-169.4.3 of the Article II Coastal Zoning Ordinance, on property zoned 7-R-1, DR-3.5, REC and TC;

- d) **12GOV-00000-00027** [application filed on November 14, 2012], for a determination that conveyance of an easement to the Carpinteria Sanitary District to facilitate the access and installation of a sewage pump station and related improvements (incidental to the South Coast Beach Communities Septic to Sewer Conversion Project) on County park property (APN 001-220-048) is in conformity with the Comprehensive Plan/Local Coastal Plan of the County of Santa Barbara, pursuant to Government Code Section 65402(a).

and to accept the Final Environmental Impact Report (SCH #2003071115), the Final Supplemental Environmental Impact Report, and two Addenda prepared by the Carpinteria Sanitary District pursuant to the State Guidelines for the Implementation of the California Environmental Quality Act. As a result of this project, significant and unavoidable impacts are anticipated in the following categories: Cultural Resources and Growth Inducement. Significant but mitigable effects on the environment are anticipated in the following categories: Geology/Soils, Surface Water Hydrology/Water Quality, Biological Resources and Cultural Resources. The Final EIR, the Supplemental EIR, the Addenda and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The Final EIR and the Final Supplemental EIR are also available for download from the Carpinteria Sanitary District website <http://www.carpsan.com/s2s/links/index.htm>. The application involves AP Nos. 001-220-048 (Rincon Beach County Park), 001-220-093 (railroad right-of-way parcel), 001-230-006 through 001-230-035, and 001-230-077 through 001-230-059; located at 100 S. Bates Road, 1 through 10 Rincon Point Lane, 108-207 Rincon Point Road, and 8111 Buena Fortuna; in the Carpinteria area, First Supervisorial District.

ACTION: Accepted the late submittal from Hillary Hauser, Heal the Ocean, dated December 10, 2012, into the record.

Brown/Hartmann Vote: 4-1 (Blough no)
Appeal process not applicable.

ACTION: Approved the project.

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

12TPM-00000-00008

11DVP-00000-00018

3. **11CDP-00000-00073** St. George Del Playa Apartments Isla Vista

03-EIR-08

Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Justin Van Mullem, agent for the applicant, to consider Case No. 12TPM-00000-00008 [application filed on October 12, 2012] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to merge the existing four lots totaling 0.75 acres on property zoned SR-M-18 into two new lots of 0.38 and 0.37 acres; and Case Nos. 11DVP-00000-00018 and 11CDP-00000-00073, [applications filed on November 3, 2011] for approval of a Final Development Plan and Coastal Development Permit in compliance with Sections 35-174 and 35-169.3 of the Article II Coastal Zoning Ordinance, on property zoned SR-M-18, to develop eight new residential apartment units amongst four new buildings; and to determine that the previously certified EIR (03-EIR-08) is adequate environmental review pursuant to CEQA Statute Section 21090(b) of the State Statutes for the Implementation of the California Environmental Quality Act. The application involves AP Nos. 075-212-016, -017, -031, and 075-240-001 thru -004 located at the corner of Del Playa Drive and El Embarcadero in the Isla Vista area, Third Supervisorial District.

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

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

4. **12ORD-00000-00011**
12ORD-00000-00013 **Agricultural Buffer Ordinance** **Countywide**
11NGD-00000-00004 David Lackie, Supervising Planner (805) 568-2023
 Stephanie Stark, Planner (805) 568-2048

Hearing on the request of the Planning and Development Department that the County Planning Commission:

- a) **12ORD-00000-00011.** Adopt a recommendation to the Board of Supervisors that the Board adopt an ordinance (Case No. 12ORD-00000-00011) amending Division 35.3, Site Planning and Other Project Standards, Division 35.10, Glossary, and add a new Appendix I titled "Agricultural Buffer Implementation Guidelines" of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County code;
- b) **12ORD-00000-00013.** Adopt a recommendation to the County Planning Commission that the County Planning Commission recommend to the Board of Supervisors that the Board adopt an ordinance (Case No. 12ORD-00000-00013) amending Division 2, Definitions, and Division 7, General Regulations, and add a new Appendix H titled "Agricultural Buffer Implementation Guidelines" of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code; and

to recommend that the Board of Supervisors adopt the Final Negative Declaration (11NGD-00000-00004) pursuant to the State Guidelines for the Implementation of the California Environmental Quality Act. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The purpose of the proposed ordinances is to create and implement an Agricultural Buffer Ordinance. (Continued from 10/03/12 and 11/14/12)

ACTION: Continued the item to the hearing of December 19, 2012, at the request of staff.

Hartmann/Brown 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