



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of December 14, 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.
- 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:** Commissioner Brown thanked Chair Ferini for his leadership this past year, and the rest of the commission for their collegiality.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- IX. **STANDARD AGENDA:**
  1. **16APL-00000-0002 Brown Appeal of Maniscalco Grading Santa Ynez**  
Exempt, CEQA Guidelines Sections 15303 John Zorovich, Supervising Planner (805) 934-6297  
Dana Eady, Planner (805) 934-6266

Hearing on the request of Sandra Brown, Appellant, to consider Case No. 16APL-00000-00002, [appeal filed on January 4, 2015] in compliance with Chapter 35.102 of the County Land Use and Development Code, of the Director's decision to approve Case No. 15LUP-00000-00512, a Land Use permit allowing the legalization of grading consisting of 97 cubic yards for a swimming pool slide on property located in the 1-E-1 Zone; and to determine that the case 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 No. 141-170-068, located at 1265 Calzada Avenue, in the Santa Ynez area, Third Supervisorial District. (Continued from 10/26/16 and 12/07/16)

**ACTION: Denied the appeal, Case No. 16APL-00000-00002; made the required findings, including CEQA findings; determined that the project is exempt from CEQA; and granted *de novo* approval of the project, Case No. 15LUP-00000-00012.**

**Blough/Ferini Vote: 3-2 (Cooney and Brooks no)  
10 day appeal period; fee required.**

2. **16DVP-00000-00003 HILT Winery Lompoc**  
16NGD-00000-00021 Anne Almy, Supervising Planner (805) 568-2053  
Nicole Lieu, Planner (805) 884-8068

Hearing on the request of Chip Wulbrandt, agent, to consider Case No. 16DVP-00000-00003 [application filed on March 10, 2016] for approval of a Development Plan to permit a Tier III winery with a tasting room, demolition and replication of two barns, 12 special events, and a parking modification, in compliance with Section 35.82.080 of the County Land Use and Development Code, on property zoned AG-II-100; and to adopt the Mitigated Negative Declaration (16NGD-00000-00021) 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, air quality, biological resources, cultural resources, geologic processes, land use, noise, public facilities, recreation, and water resources/flooding. The MND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara (or upon request at 624 West Foster Road, Suite C, Santa Maria) or online at: <http://sbcountyplanning.org/environmental/Documents/HILT%20Winery%20ND.pdf>. The MND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves Assessor Parcel No. 083-070-023, located at 3270 Santa Rosa Road, in the Lompoc area, Third Supervisorial District.

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

**Blough/Ferini Vote: 5-0  
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](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Planning Commission