



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of December 19, 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. **PRESENTATION OF RESOLUTION TO FOURTH DISTRICT COMMISSIONER JOE H. VALENCIA:** A resolution was presented to Fourth District Commissioner Joe H. Valencia in recognition of his service on the Commission.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** Lansing Duncan recognized Fourth District Commissioner Joe H. Valencia for his years of service on the Commission.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown attended Monday's community meeting for the La Goleta Storage Field Enhancement Project. She also noted that she spoke to the developer for the Cavaletto project, and he indicated that there are plans to underground the kv66 lines, which she believes will be a benefit to the project and for the community.
- IX. **MINUTES:** The Minutes of November 7, 2012 were considered as follows:
Public Comment: Bob Field, Mike Lunsford, Susan F. Petrovich.
ACTION: Approved the Minutes of November 7, 2012, as amended.
Brown/Blough **Vote: 4-0-1 (Hartmann abstained)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XI. STANDARD AGENDA:

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|-----------|---|--|-------------------|
| 1. | 12APL-00000-00016
12APL-00000-00017 | Oquist and the Mankowski
Appeals of the Silver Project | Summerland |
| | Exempt, CEQA Guidelines Sections 15301 & 15303 | Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509 | |

Hearing on the request of Steve Oquist and Michael & Mary Lou Mankowski to consider Case Nos. 12APL-00000-00016 and 12APL-00000-00017, respectively, [applications filed on October 15, 2012] to appeal the South County Board of Architectural Review's preliminary and final approvals of Case No. 12BAR-00000-00083, in compliance with Chapter 35.102 of the County Land Use and Development Code, on property located in the 1-E-1 zone district; and determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15301 and Section 15303. The application involves AP No. 005-020-033, located at 351 Ridgcrest Drive in the urban area of the Summerland Community Plan, First Supervisorial District.

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

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

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| 2. | 09DVP-00000-00019
09CUP-00000-00023
12GOV-00000-00028
12EIR-00000-00001 | Inn at Mattei's Tavern | Los Olivos |
| | | Zoraida Abresch, Supervising Planner (805) 934-6585
John Zorovich, Planner (805) 934-6297 | |

Hearing on the request of Matthew Allen, on behalf of owner Santa Rita Land & Vine, LLC to consider the following:

- a) **09DVP-00000-00019** (application filed on June 1, 2009) for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code, on property zoned C-2, allowing for alterations to the Mattei's Tavern and construction and operation of a 64-key cottage style hotel;
- b) **09CUP-00000-00023**, [application filed on June 1, 2009] for a Minor Conditional Use Permit on property zoned C-2 allowing an individual alternative wastewater treatment system in compliance with Section 35.82.060 of the County Land Use and Development Code;

Hearing on the request of Jeff Havlik, agent for Department of Public Works, Transportation Division, to consider case number 12GOV-00000-00028, for a determination that the proposed vacation of a portion of the Railway Avenue, Santa Barbara Avenue and an unnamed alley rights-of-way are in conformity with the Comprehensive Plan of the County of Santa Barbara, including the Santa Ynez Valley Community Plan, pursuant to Government Code Section 65402(a);

and to certify the Environmental Impact Report (12EIR-00000-00001) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: visual resources/aesthetics (cumulative). Potentially significant but mitigable (Class II) impacts were identified in the issue areas of aesthetic resources, biological resources, cultural/historical resources, hydrology and water quality and utilities. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The EIR is also available for review at the Solvang Library, 1745 Mission Drive, Solvang. The application involves AP Nos. 135-073-003; -005; 135-064-002; 004; -011; -020; and

-021; located at Railway Avenue/Jonata Street intersection known as 2326 Railway Avenue/2329 Jonata Street in the Third Supervisorial District.

ACTION: Continued the item to the hearing of January 30, 2013, at the request of the Commission.

**Hartmann/Brown Vote: 3-2 (Valencia/Blough no)
Appeal process not applicable.**

3. **12GPA-00000-00003**
12ORD-00000-00015 Inclusionary Housing Ordinance Amendment Countywide
Exempt, CEQA Guidelines Jeff Hunt, Deputy Director, Long Range Planning (805) 568-2072
Section 15061(b)(3) Erika Leachman, Planner (805) 568-2025

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

- a) **12GPA-00000-00003.** Recommend to the Board of Supervisors that the Board of Supervisors adopt a proposed amendment to the Santa Barbara County Comprehensive Plan Housing Element by adding new policies to Chapter 5, and deleting Appendix A: Inclusionary Housing Program;
- b) **12ORD-00000-00015.** Recommend to the Board of Supervisors that the Board of Supervisors adopt the proposed Inclusionary Housing Ordinance as Chapter 46A of the County Code; and

to submit the proposed amendment to the Santa Barbara County Comprehensive Plan Housing Element and the proposed Inclusionary Housing Ordinance to the State of California Housing and Community Development Department for statutory sixty (60) day review and comment period per Government Code Section 65585.

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

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

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, 11/14/12, and 12/12/12)

ACTION: Made the Findings for approval, including CEQA Findings, and recommended that the Board of Supervisors make the required Findings for approval; Recommended that the Board of Supervisors adopt the Final Negative Declaration 11NGD-00000-00004 for 12ORD-00000-00011 and that they determine that the adoption of 12ORD-00000-00013 is exempt from CEQA; and adopted Resolutions recommending that the Board of Supervisors approve Case Nos. 12ORD-00000-00011 and 12ORD-00000-00013, as amended.

**Hartmann/Brown Vote: 3-2 (Valencia/Blough no)
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