

COUNTY OF SANTA BARBARA



**Planning and Development Department
Special Problems Committee
Subdivision/Development Review Committee
Joint Meeting Agenda**

March 21, 2019 – 1:30 P.M.

Planning and Development, 3rd Floor Courtyard Conference Room
123 East Anapamu Street, Santa Barbara, California 93101

REMOTE TESTIMONY: *Persons may address the Special Problems Committee, Subdivision/Development Review Committee by using the remote video testimony system located at Planning & Development, 624 W. Foster Road, Suite C, Santa Maria. Contact Hearing Support Staff at (805) 568-2000 for availability of remote testimony.*

Special Problems Committee Members:

Flood Control - Jon Frye	Planning & Development – Tony Bohnett (Building and Safety)
County Fire Department – Glenn Fidler	Public Works – William Robertson (Transportation) (Jemmi Irabon)
Environmental Health – Deanna Talerico (Jason Johnston)	Surveyor – Tenell Matlovsky (Aleksander Jevremovic)

Subdivision/Development Review Committee Members:

County Fire Department – Glenn Fidler	Planning & Development – Tony Bohnett (Building and Safety)
APCD – Molly Pearson (Carly Barham)(Jim Fredrickson)	Carpinteria - Summerland – Fire Protection District – Ed Foster (Todd Jenkins)
Flood Control - Yoganathan Thierumara (Jon Frye)	Montecito Fire Protection District – Al Gregson (Richard Lauritson)
Surveyor – Tenell Matlovsky (Aleksander Jevremovic)	Environmental Health - Deanna Talerico (Jason Johnston)
Public Works – Cathleen Garnand (Water)	Public Works – William Robertson (Transportation) (Jemmi Irabon)

Eric Graham, Chair (805) 568-2073

Note: The projects listed below are subject to review by both the Special Problems Committee and the Subdivision/Development Review Committee.

I. NEW ITEMS:

- 1. 19DVP-00000-00015 Phillips 66 Line 300 Replacement Project North County**
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- SDRC (Joseph Dargel (805) 568-3573, Planner)
- Request of Jamie Tull, for Gabe Munoz for a Development Plan to allow Phillips 66 Pipeline LLC (Phillips 66) to replace and relocate segments of the existing Line 300 pipeline system in Santa Barbara and San Luis Obispo Counties. Phillips 66 owns and operates the Line 300 Crude Oil Pipeline (Line 300), which transports crude oil from various production facilities in and adjacent to Santa Barbara and San Luis Obispo counties to the Phillips 66 Company Santa Maria Refinery (SMR) in southwestern San Luis Obispo County. As proposed, approximately 35 miles of pipeline would be replaced or relocated (existing pipeline length is 34.2 miles). Relocation of some segments would result in an increase of approximately 7 miles of pipeline in Santa Barbara County, with a corresponding decrease of approximately 5 miles in San Luis Obispo County. Horizontal Directional Drilling (HDD) would be used to install pipeline at three locations including the Santa Maria River, San Antonio creek, and south of Orcutt Station. Grading would include 65 cubic yards of cut and 210 cubic yards of fill. Approximately 151 acres would be disturbed during construction of the proposed pipeline. Two oak trees are proposed for removal.

- 2. 19LLA-00000-00001 Towebes Community Property Lot Line Adjustment Montecito**
SDRC (Ciara Ristig (805) 568-2077, Planner)
Request of Heidi Jones for Towebes Community Property to adjust the common lot line between 011-100-057 (2.96 acres) and 011-100-053 (1.2 acres) resulting in two parcels of 2.56 and 2.0 acres respectively. The parcels are zoned 2-E-1, known as 860 Pichacho Lane in the Montecito area, Second Supervisorial District.
- 3. 19LLA-00000-00002 The Nature Conservancy Lompoc**
SDRC (Tess Harris (805) 568-3319, Planner)
Request of Patsy Price, for The Nature Conservancy for a lot line adjustment between two legal lots within the Dangermond Preserve. The property is shown as the following Assessor's Parcel Number's 083-550-013, 083-550-016, 083-550-020, 083-550-021, 083-550-030, 083-610-006, 083-610-027, 083-610-028 and 083-600-020, zoned AG-II-320, known as 8101 Jalama Road in the Lompoc area, Third Supervisorial District.
- 4. 19LUP-00000-00007 Wuthrich Trust New SFD Mission Canyon (Fire Rebuild)**
SP (Sean Stewart (805) 568-2517, Planner)
Request of Kevin Moore, agent for Jim Wuthrich for the construction of a new 2,600 square foot, single story, single family dwelling with an attached 2 car garage. Previous home was burned in the Jesusita Fire. Earthwork will include 500 cubic yards if cut and 500 cubic yards of fill. The property is a 1.07 parcel zoned 1-E-1, shown as Assessor's Parcel Number 023-330-034, known as 2934 Holly Road in the Mission Canyon area, First Supervisorial District.
- 5. 19LUP-00000-00070 Bezahler SFD Addition and Garage Conversion Los Alamos**
SP (Kim Probert (805) 934-6291, Planner)
Request of Tony Cano to construct a new master bedroom/bathroom of 461 square feet, new closet addition of 235 square feet. Proposing interior remodel to convert the garage to kitchen of 424 square feet and existing bath remodel of 92 square feet. Required parking is shown on site plan located outstand of the front/side setback. The property is a .23 acre parcel zoned 7-R-1, shown as 101-214-003 in the Los Alamos area, Third Supervisorial District.
- 6. 19LUP-00000-00059 Fuhrman Addition Mission Canyon**
SP (Jessica Madamba (805) 568-2053, Planner)
Request of Brett Ettinger, for Michael Fuhrman for a one-story addition of 1,372 square feet to an existing 920 gross square foot single family dwelling, includes minor alterations to existing dwelling. The property is a .31 acre parcel zoned 1-E-1, shown as Assessor's Parcel Number 023-261-014, known as 2634 Puesta Del Sol in the Mission Canyon area, First Supervisorial District.
- 7. 19CUP-00000-00009 Bodega Special Events Los Alamos**
SP (Shannon Reese (805) 934-6261, Planner)
Request of George Garcia, to hold special events such as weddings to supplement existing Bodega commercial operations. Events would be within existing hours of operations. Also requesting conversion of existing storage barn into commercial building to be used in conjunction with special events and normal Bodega operation. Proposing an 8' tall fence surrounding property. The property is a 15,000 square foot parcel zoned CM-LA, shown as Assessor's Parcel Numbers 101-144-006, 101-144-007 and 101-144-008, known as 273 and 285 Bell Street in the Los Alamos area, Third Supervisorial District.

The Representatives of the following item should be in attendance at this SDRC/SP meeting by 2:30 P.M.

- 8. 19DVP-00000-00014 Petal Luxe Mixed-Light Cannabis Cultivation Buellton**
SDRC (Melanie Jackson (805) 934-6253, Planner)
Request of Michelle McToldridge, agent for Duc Tran/Petal Luxe Inc. to construct nine greenhouse structures to cultivate (mixed-light) approximately six acres of cannabis. The permitted barn structure (#1) and large

permitted arena structure will be utilized for drying and storage. The permitted smaller arena structure will be utilized for pesticide storage. Approximately 412 square feet of the permitted barn structure (#2) will be utilized for trimming and packing approximately 1,588 square feet of this barn would be utilized for non-volatile manufacturing. The remaining area of this barn will be utilized for additional storage and drying area. The project description includes validation of six existing 5,000 gallon water tanks. The project does not require any grading or the removal of any native vegetation. Water will be provided by existing water wells. The property is a 44.88 acre parcel zoned AG-II-100, shown as Assessor's Parcel Numbers 099-230-014 and 099-230-005, known as 2000 W. HWY 246 in the Buellton area, Third Supervisorial District.

9. 19CUP-00000-00010 Castillo Trust Cannabis Cultivation Los Alamos

SDRC (Melanie Jackson (805) 934-6253, Planner)
Request of Stacey Wooten, for the Castillo Trust, for 18, one-acre plots each containing 12 greenhouse, creation of one 3.95 acre plot containing 24 greenhouses and one 7.5 acre plot containing 47 greenhouses for a cumulative total of approximately 21 acres of mixed-light cannabis cultivation. Each plot will be licensed under a separate operator. The project description includes construction of a 5,933 square foot prefabrication structure which will be utilized for processing (trimming and bulk packaging) of all onsite products. The building will contain four employee bathrooms. Forty, 320 square foot storage containers will be located onsite to be utilized primarily for drying. The cultivation will be served by an existing water well. Each plot will require three to four fulltime employees. Trimming and bulk packaging will require 12 to 15 employees during harvest. The property is a 480.23 acre parcel zoned AG-II-320, shown as Assessor's Parcel Number 101-100-035, known as 8300 Cat Canyon in the Los Alamos area, Third Supervisorial District.

10. 19DVP-00000-00018 Lion Eye Farms LLC – Mixed-Light Cannabis Cultivation Lompoc

SDRC (Melanie Jackson (805) 934-6253, Planner)
Request of Stacey Wooten, agent for the owners, Elizabeth Long, to validate approximately 56 existing greenhouse structures and the construction of eight additional greenhouses to cultivate 2.3 acres of cannabis. Each greenhouse contains one 500 gallon water tank. A 500 gallon water tank will be added to the proposed greenhouses. Water service is provided by an existing water well located on another parcel. A permitted workshop of approximately 22 5 square feet in size will be demolished. The cannabis operation requires 18 full time employees. The property is a 44.72 acre parcel zoned AG-II-100, shown as Assessor's Parcel Numbers 099-210-060 and 099-210-069, known as 7261 Domingos Road in the Lompoc area, Third Supervisorial District.

11. 19DVP-00000-00020 VWV LLC – Mixed Light Cannabis Cultivation Carpinteria

SDRC (Monica Esparza (805) 568-2055, Planner)
Request of Jay Higgins, for Ivan Van Wingerden to validate approximately 7,741 square feet of unpermitted greenhouse additions, and the addition of approximately 765 square feet of processing area, the construction of a boiler room and placement of seven tanks. The cannabis operation consists of mixed-light and nursery cultivation totaling approximately 212,800 square feet and ancillary processing and distribution. The project is served by an existing water well. The cannabis operation requires approximately 18 to 25 employees. The property is a 8.96 acre parcel zoned AG-I-10, shown as Assessor's Parcel Number 005-280-025, known as 3508 Via Real in the Carpinteria area, First Supervisorial District.

II. SIGNOFF/DISCUSSION

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements.