



COUNTY OF SANTA BARBARA

PLANNING COMMISSION REVISED AGENDA

Hearing of April 3, 2013
9:00 a.m.

| | | |
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| C. MICHAEL COONEY | 1st District | Santa Barbara County |
| CECILIA BROWN | 2nd District | Engineering Building, Room 17 |
| JOAN HARTMANN | 3rd District, Chair | 123 East Anapamu Street |
| LARRY FERINI | 4th District | Santa Barbara, CA 93101 |
| DANIEL BLOUGH | 5th District, Vice-Chair | (805) 568-2000 (Planning & Development) |

REMOTE TESTIMONY: *Persons may address the Planning Commission by using the remote video testimony system located at the Orcutt Room, Social Services Building, 2125 Centerpointe Parkway, Betteravia Government Center, Santa Maria.*

REVISION: *A revision was made to Item #2- The project title was changed from "Rancho Real Road Coastal Access Dedication Access Government Code Conformity" to "Irrevocable Offer to Dedicate Public Access Easements" and the project description was revised to provide a more specific location of the project.*

Items will be heard in the order listed on the agenda unless the Planning Commission changes the order of the agenda or the item is to be continued. Estimated discussion times allocated for each project are shown following the project descriptions. These estimated times are approximate. At 9:00 a.m., during the Agenda Status Report, the Planning Commission will determine which items will be continued. Applicants/Agents are expected to be present to represent their items when they come up on the agenda. In the absence of representation the Commission will decide whether to continue it to a future date. A fee must be paid for a Planning Commission hearing continuance requested by the applicant. Please call your planner or accounting at (805) 568-2003 to determine the amount due. Upon receipt of the fee a hearing date will be scheduled. Any questions pertaining to individual projects should be directed to the designated planner.

Written comments are welcome. All letters should be addressed to the Santa Barbara County Planning Commission, 123 East Anapamu Street, Santa Barbara, CA 93101. Letters, with nine copies, and computer materials, e.g. PowerPoint presentations, should be filed with the secretary of the Planning Commission no later than 12:00 P.M. on the Monday before the Planning Commission hearing. The decision to accept late materials will be at the discretion of the Planning Commission.

The public has the opportunity to comment on any item on today's Administrative, Consent, Conceptual or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Planning Commission Chairperson will announce when public testimony can be given. Please be aware that the Commission will consider testimony on both the project and the related environmental document.

Photos, slides, videos, models or other physical items presented as evidence during a hearing shall be retained by the Hearing Support Staff until the expiration of all applicable appeal periods.

If you challenge the projects (13GOV-00000-00004, 13GOV-00000-00005, 13ORD-00000-00002, or 13ORD-00000-00004) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence to the Planning Commission at, or prior to the public hearing, Government Code Section 65009.

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the County Planning Commission and that are distributed to a majority of all of the members of the County Planning Commission prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the County Planning Commission and that are distributed to a majority of all of the members of the County Planning Commission during the meeting shall be available for public inspection at the back of the hearing room, at 123 E. Anapamu Street, Santa Barbara, CA.

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.

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:** *by David Villalobos.*
- IV. **AGENDA STATUS REPORT:** *The Planning Commission Secretary will report on the status of the items on today's agenda.*
- V. **PROJECTION REPORT:** *The Planning Commission Secretary will provide a summary of the Planning Commission's Agenda Projection Report, including upcoming projects, briefings, and workshops.*
- VI. **PUBLIC COMMENT:** *Public Comment period is set aside to allow public testimony on items **not** on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair. Total time allocated for public comment is 15 minutes. When testifying before the Planning Commission, personal attacks and other disruptive behavior are not appropriate.*
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** *Individual Commissioners may present brief reports on planning issues, such as seminars, meetings and literature that would be of interest to the public and/or Commission, as a whole.*
- VIII. **MINUTES:** The Minutes of March 6, 2013 and March 20, 2013 will be considered.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** *The Director of Planning and Development will report on items of general interest to the Planning Commission and members of the public, including items that have been or will be considered by the Santa Barbara County Board of Supervisors.*
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:** *These projects routinely do not require applicant presentations, staff reports, or extensive public comment. Applicants should be present. The public is invited to comment if they wish.*

C-1. 13GOV-00000-00004 Public Works Government Code Conformity Los Olivos
John Karamitsos, Supervising Planner (805) 934-6255
Dana Carmichael, Planner (805) 934-6266

Hearing on the request of Jeff Havlik, Public Works Dept. Real Property, to consider Case No. 13GOV-00000-00004, [application filed on March 5, 2013], for a determination that the acceptance of easements to install and maintain a storm drain conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a). The site is located in the 2800 block of Grand Avenue, in the Los Olivos area, Third Supervisorial District.

XI. **STANDARD AGENDA:**

1. **Dominion Ranch Road Subdivision** **Santa Maria**
John Karamitsos, Supervising Planner (805) 934-6255

The Planning Commission will receive a report on road conditions pertaining to the Dominion Ranch Road Subdivision. The project is located approximately along Dominion Ranch Road, Fifth Supervisorial District. (Estimated Time: 30 min.)

2. **13GOV-00000-00005 Irrevocable Offer to Dedicate Public Access Easements** **Hollister Ranch**
Jeff Hunt, Deputy Director, Long Range Planning (805) 568-2072
Brian Tetley, Planner (805) 884-6848

Hearing on the request of Ronn Carlentine, agent for Santa Barbara County General Services Department, to consider case number 13GOV-00000-00005, [application filed on March 14, 2013], for a determination that acceptance of an irrevocable offer to dedicate public access easements in the Hollister Ranch area of unincorporated Santa Barbara County, is in conformity with the Comprehensive Plan of the County of Santa Barbara, including the Local Coastal Plan, pursuant to Government Code § 65402(a). The property is located in the Hollister Ranch area, Third Supervisorial District. (Estimated Time: 30 min.)

3. **Energy and Climate Action Plan Briefing** **Countywide**
Jeff Hunt, Deputy Director, Long Range Planning (805) 568-2072
Heather Imgrund, Planner (805) 884-6836

The County Planning Commission will receive a briefing on the County's Energy and Climate Action Plan, including a summary of the Board of Supervisors action taken on March, 2013 and the next steps. (Estimated Time: 30 min.)

4. **13ORD-00000-00002 13ORD-00000-00004 Cottage Food Operations Ordinance Amendment** **Countywide**
Exempt, CEQA Guidelines Section 15061(b)(3) Dianne Black, Assistant Director (805) 568-2000
Noel Langle, Planner (805) 568-2067

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

- a) **13ORD-00000-0002.** Adopt a recommendation to the Board of Supervisors that the Board adopt an ordinance (Case No. 13ORD-00000-00002) amending Article 35.4, Standards for Specific Land Uses, Article 35.8, Permit Processing Procedures, and Articles 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development code, of Chapter 35, Zoning, of the County Code;
- b) **13ORD-00000-00004.** Adopt a recommendation to the Board of Supervisors that the Board adopt an ordinance (Case No. 13ORD-00000-00004) amending Division 2, Definitions, and Division 7, General Regulations, 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 determine that this ordinance is categorically exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act. The purpose of these amendments is to implement the requirements of State law AB1616 (Cottage Food Operations) by revising the Home Occupations sections of the

zoning ordinance to establish permitting processes and development standards that would allow cottage food operations that may include the preparation of specified food items and the sale thereof to be conducted within existing dwelling units, and to revise the existing language of the Home Occupations sections of the zoning ordinances to specifically allow in-home retail sales (aka Tupperware parties) and include standards for determining when such sales are exempt from planning permits. (Estimated Time: 45 min.)

**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