



COUNTY OF SANTA BARBARA

PLANNING COMMISSION UNAPPROVED MINUTES

**Hearing of March 6, 2013
9:00 a.m.**

The regular hearing of the Santa Barbara County Planning Commission was called to order by Chair Joan Hartmann, at 9:00 a.m., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMISSIONERS PRESENT:

C. MICHAEL COONEY	1ST DISTRICT
CECILIA BROWN	2ND DISTRICT
JOAN HARTMANN	3RD DISTRICT, CHAIR
LARRY FERINI	4TH DISTRICT
DANIEL BLOUGH	5TH DISTRICT, VICE-CHAIR

COMMISSIONERS ABSENT: None.

STAFF MEMBERS PRESENT:

Glenn Russell, Director, Planning and Development
Dianne M. Black, Secretary to the Planning Commission/Director, Development Services
David Villalobos, Recording Secretary to the Planning Commission
Michael Ghizzoni, Assistant County Counsel
Rachel Van Mullem, Chief Deputy County Counsel
Jenna Richardson, Deputy County Counsel
Alice McCurdy, Deputy Director, Development Review
Florence Trotter-Cadena, Planner, Development Review North
Julie Harris, Planner, Development Review South
Megan Lowery, Planner, Development Review South
Jeff Hunt, Deputy Director, Long Range Planning
Allen Bell, Supervising Planner, Long Range Planning
Lucy Pendl, Planner, Long Range Planning

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 19

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:** None.

VIII. **MINUTES:** The Minutes of January 30, 2013 and February 6, 2013 was considered as follows:

ACTION: Commissioner Cooney moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to approve the Minutes of January 30, 2013.

ACTION: Commissioner Blough moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to approve the Minutes of February 6, 2013.

IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director and Michael Ghizzoni, Assistant County Counsel.

X. **STANDARD AGENDA:**

1. **09DVP-00000-00035** TTT Vineyard and Winery **Santa Ynez**
12NGD-00000-00010 John Karamitsos, Supervising Planner (805) 934-6255
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Steve Martin, agent for Kevin Beer, Aspen Properties, to consider Case No. 09DVP-00000-00035, [application filed on December 17, 2009] for approval of a Development Plan in compliance with Sections 35.42.280 and 35.82.080 of the County Land Use and Development Code, on property zoned AG-I-5, allowing for the conversion of an existing 5,200 square-foot building and operation of a Tier III Winery providing for: 1) a 4,000 case per year production facility; 2) a public wine tasting room; and 3) ten (10) organized gatherings per year with a maximum of 79 attendees at each event; and to adopt the Negative Declaration (12NGD-00000-00010) 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, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Land Use, Noise, Public Facilities, Recreation, Transportation/Circulation and Water Resources/Flooding. All documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The application involves AP No. 141-050-003, 3730 Roblar Avenue, located on the south side of Roblar Avenue, approximately 1,200 feet east of the intersection of Roblar Avenue and Edison Street, in the Santa Ynez area, Third Supervisorial District. (Continued from 2/06/13)

ACTION: Commissioner Cooney moved, seconded by Commissioner Brown and carried by a vote of 3 to 2 (Ferini and Blough no) to:

1. **Make the required findings to deny the project specified in Attachment A of the staff report, dated January 30, 2013;**
2. **Determine the project denial to be exempt from CEQA pursuant to Guideline Section 15270 (Attachment B of the staff report, dated January 30, 2013); and**
3. **Deny the project (09DVP-00000-00035).**

2. 10TPM-00000-00003 Ciervo Four-Lot Subdivision Goleta
 12NGD-00000-00015 Anne Almy, Supervising Planner (805) 568-2053
 Julie Harris, Planner (805) 568-3518

Hearing on the request of Ginger Andersen, agent for the owner Ciervo Farming Co., LLC to consider Case No. 10TPM-00000-00003 (TPM14,771), [application filed on July 26, 2010] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 556.5 acres into four lots of 126.8 acres, 193.3 acres, 116.4 acres, and 120.0 acres, on property zoned AG-II-100 and AG-II-40; and to adopt the Negative Declaration (12NGD-00000-00015) 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, Biological Resources, Geologic Processes, and Noise. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The ND 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 AP Nos. 069-020-006 and -008, 153-170-040, -062, -063, -065, and -066, located at 1502 Camino Rio Verde, in the Goleta area, Second Supervisorial District.

ACTION: Commissioner Brown moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to:

1. **Make the required findings for approval of the project specified in Attachment A of the staff report, dated February 14, 2013, including CEQA findings;**
2. **Adopt the Mitigated Negative Declaration (12NGD-00000-00015) included as Attachment C of the staff report, dated February 14, 2013 and adopt the mitigation monitoring program contained in the conditions of approval; and**
3. **Approve the project, Case No. 10TPM-00000-00003 (TPM 14,771), subject to the conditions included as Attachment B of the staff report, dated February 14, 2013.**

3. 12CUP-00000-00035 Verizon Temporary Mobile
12CDP-00000-00104 Telecommunications Facility Summerland
 Exempt, CEQA Guidelines Section 15304(d)(e) Zoraida Abresch, Supervising Planner (805) 934-6585
 Megan Lowery, Planner (805) 568-2517

Hearing on the request of Jay Higgins, agent for applicant, Verizon Wireless, to consider Case Nos. 12CUP-00000-00035 and 12CDP-00000-00104 [application filed on October 24, 2012] for a Conditional Use Permit and Coastal Development Permit to allow a temporary telecommunications facility in compliance with Section 35-172 and Section 35-169.4.3 of the Article II Coastal Zoning Ordinance, on property zoned RR-5; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15304 (d) and (e). The temporary facilities were constructed under an emergency permit, 12EMP-00000-00010. The current request seeks to validate the facility as requested pursuant to the Coastal Zoning Ordinance, Sections 35-144F. The application involves AP No. 005-030-002, located at 484 Ortega Ridge Road, in the Summerland area, First Supervisorial District.

ACTION: Commissioner Cooney moved, seconded by Commissioner Ferini and carried by a vote of 5 to 0 to:

1. **Make the required findings for approval of the project specified in Attachment A of the staff report, dated February 14, 2013, including CEQA findings;**

2. Determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15304(e) and 15304(f), included as Attachment C of the staff report, dated February 14, 2013; and
3. Approve the project Case Nos. 12CUP-00000-00035 and 12CDP-00000-00104 subject to the conditions included as Attachment B of the staff report, dated February 14, 2013.

Revisions to the staff report, negative declaration, findings, and conditions of approval are as follows:

- 1) Removed references to painting of the support pole throughout report as follows: “the applicant has installed camouflage netting over the trailer and painted the pole and antennas” including:
 - a. Section 4.1 Aesthetics
 - b. Development Standard 1.h.
 - c. Finding 2.1.5
 - d. Finding 2.1.7
 - e. Finding 2.2.2
 - f. Finding 2.2.5
 - g. Finding 2.2.6
 - h. Finding 2.3.1
- 2) Revised “Development Standard 1.b” to reflect the addition of security fencing around the temporary facility:

“The facility is located on private property. Access to the facility would be authorized by the owner, or would otherwise be considered trespassing. The associated equipment is entirely contained in the mobile trailer and is therefore secured from tampering. The antenna is located on a pole with a maximum height of 35 feet with no climbing aides (rungs) and is therefore not readily accessible to the general public. Additionally temporary security fencing would be installed to exclude access to the facility and temporary electrical utilities.”
- 3) Revised Condition No. 1 “Proj Des-01 Project Description” to include painting of temporary power poles, camouflage netting on the support pole, and installation of temporary security fencing:

“...The facility consists of three (3) directional panel antennas mounted to a 35-foot lattice tower (draped with camouflage netting) erected on the bed of a trailer. The trailer also holds the proposed support equipment cabinets that operate the facility, and are connected to existing electrical service on the property via a temporary above ground poles (painted to blend with the hillside vegetation) and existing telephone service on the property via approximately 320 feet of underground trenching. Temporary security fencing would be installed to restrict public access and prevent tampering of the facility and temporary electrical utilities.”
- 4) Revised Condition No. 13 to read as follows: “Rules-12 CUP Expiration. The Owner/Applicant shall ~~obtain~~ apply for the required Land Use Permit within 6 weeks following the effective date of this Conditional Use Permit. If the required Land Use Permit is not issued within 8 weeks following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section 35-172.11 of the Article II Coastal Zoning Ordinance, and an application for an extension has not been submitted to the Planning and Development

Department, then Conditional Use Permit shall be considered void and of no further effect.”

4. 2013-2014 Annual Work Program Countywide
Jeff Hunt, Deputy Director, Long Range Planning (805) 568-2072

Hearing on the request of Long Range Planning for the County Planning Commission to receive and review the *2013-2014 Annual Work Program*, and direct staff to forward any comments to the Board of Supervisors.

ACTION: Commissioner Blough moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to:

1. **Receive and review the *2013-2014 Annual Work Program*.**
2. **Direct staff to forward a recommendation to the Board of Supervisors to continue work on required services, operations and current projects; and initiate new mandated projects for the *2013-2014 Annual Work Program*.**
3. **Include the Hollister Avenue-State Street Improvements in the list of potential projects as depicted by Table 3.**

5. 2012 Comprehensive Plan Annual Report Countywide
Jeff Hunt, Deputy Director, Long Range Planning (805) 568-2072

Hearing on the request of the Long Range Planning Division to receive and file the *Santa Barbara County 2012 Comprehensive Plan Annual Progress Report* and authorize staff to provide the annual report to the Board of Supervisors, Governor’s Office of Planning and Research, and State Department of Housing and Community Development.

ACTION: Commissioner Cooney moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to:

1. **Receive and file the *2012 Comprehensive Plan Annual Progress Report* (Attachment A of the staff report, dated February 27, 2013).**
2. **Determine that the County Planning Commission’s action is not a project, pursuant to CEQA Guidelines Section 15378(b)(5).**
3. **Authorize staff to provide the annual report to the Board of Supervisors, Governor’s Office of Planning and Research, and State Department of Housing and Community Development.**

There being no further business to come before the Commission the hearing was adjourned until 1:00 p.m. on March 20, 2013, in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 2:43 p.m.

Dianne M. Black
Secretary to the Planning Commission

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COUNTY OF SANTA BARBARA

PLANNING COMMISSION UNAPPROVED MINUTES

**Special Hearing of March 20, 2013
9:00 a.m.**

The special hearing of the Santa Barbara County Planning Commission was called to order by Chair Joan Hartmann, at 1:00 p.m., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMISSIONERS PRESENT:

C. MICHAEL COONEY	1ST DISTRICT
CECILIA BROWN	2ND DISTRICT
JOAN HARTMANN	3RD DISTRICT, CHAIR
LARRY FERINI	4TH DISTRICT
DANIEL BLOUGH	5TH DISTRICT , VICE-CHAIR (LEFT AT 4:38 P.M.)

COMMISSIONERS ABSENT: None

STAFF MEMBERS PRESENT:

Glenn Russell, Director, Planning and Development
Dianne M. Black, Secretary to the Planning Commission/Director, Development Services
David Villalobos, Recording Secretary to the Planning Commission
Rachel Van Mullem, Chief Deputy County Counsel
Anne Almy, Supervising Planner, Development Review South
Nicole Lieu, Planner, Planner, Development Review South
Kevin Drude, Energy Specialist, Energy Division
Stephanie Stark, Planner, Agricultural Planning
Claude Garciacelay, Parks, Community Services Department

NUMBER OF INTERESTED PERSONS: Approximately 43

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:** None.

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

IX. **STANDARD AGENDA:**

06CDH-00000-00038

06CDH-00000-00039

07CUP-00000-00065

09CDP-00000-00045

10CUP-00000-00039

1. **10CDP-00000-00094** Paradiso del Mare Ocean and Inland Estates Gaviota
09EIR-00000-00003 Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner (805) 884-8068

Hearing on the request of Brooks Street to consider the following:

- a) **06CDH-00000-00038**, [application filed on July 27, 2006; REVISED September 19, 2011] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-100 (APN: 079-200-004, known as the ocean lot) to allow construction of a 5,806 square foot residence with an attached 1,421 square foot garage/mechanical space, a detached 800 square foot guesthouse, 651 square foot guesthouse garage and pool;
- b) **06CDH-00000-00039**, [application filed on July 28, 2006; REVISED September 19, 2011] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-100 (APN: 079-200-008, known as the inland lot) to allow construction of a residence 7,326 (gross) square feet in size with an attached 1,837 square foot basement and garage/mechanical space, a detached 800 square foot guesthouse and pool;
- c) **07CUP-00000-00065**, [application filed on August 9, 2007] for a Minor Conditional Use Permit in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-100; to allow construction of two water lines, an 8-10 inch potable line and a 4 inch reclaimed line, that would extend west from an existing Goleta Water District water line located near the Bacara Resort, to APN 079-200-004 (the Ocean Estate) and APN 079-200-008 (the Inland Estate). The water line would cross the adjacent parcel, APN 079-200-005, situated between the Bacara Resort and the project site, through a proposed utility corridor that would be 20 feet in width. The water line would be privately owned and sized to only accommodate the proposed residential and agricultural development on the Ocean and Inland Estates. The extended water line to serve the Ocean and Inland Estates would measure approximately 7,500 feet in length;
- d) **09CDP-00000-00045**, [application filed on July 21, 2009] for a Coastal Development Permit in compliance with to 35-169 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-100; allow construction of two water lines, an 8-10 inch potable line and a 4 inch reclaimed line, that would extend west from an existing Goleta Water District water line located near the Bacara Resort, to APN 079-200-004 (the Ocean Estate) and APN 079-200-008 (the Inland Estate). The water line would cross the adjacent parcel, APN 079-200-005, situated between the Bacara Resort and the project site, through a proposed utility corridor that would be 20 feet in width. The water line would be privately owned and sized to accommodate the proposed residential and agricultural development on the Ocean and Inland Estates. The extended water line to serve the Ocean and Inland Estates would measure approximately 7,500 feet in length;

- e) **10CUP-00000-00039**, [application filed on November 12, 2010] for a Major Conditional Use Permit in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-100; to allow construction of a portion of the Coastal Trail across APN 079-200-004 (the Ocean Estate). The constructed portion of the Coastal Trail would measure approximately 1,600 feet in length;
- f) **10CDP-00000-00094**, [application filed on November 12, 2010] for a Coastal Development Permit in compliance with to 35-169 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-100; allow construction of a portion of the Coastal Trail across APN 079-200-004 (the Ocean Estate). The constructed portion of the Coastal Trail would measure approximately 1,600 feet in length;

and to certify the Environmental Impact Report (09EIR-00000-00003, Revised February 2013) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. The proposed project includes public access and open space dedications. A complete project description is provided in Section 5.3 of this report. As a result of this project, significant unavoidable effects on the environment are anticipated in the following categories: Aesthetics (cumulative) and Cultural Resources (direct and cumulative). The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara and on the County of Santa Barbara Planning and Development website at <http://www.sbcountyplanning.org>. The applications involve AP No's. 079-200-004, 079-200-005, and 079-200-008, located south of Highway 101 approximately one mile west of the City of Goleta in the Gaviota area, Third Supervisorial District.

ACTION: Commissioner Brown moved, seconded by Commissioner Cooney and carried by a vote of 4 to 0 (Blough absent) to direct staff to return with a representative to speak to the issue of hazardous materials, provide additional highway safety information, address the question of analysis under CEQA for off-site alternative vertical beach access and/or homesite, address the adequacy of the waterline fill depth, address open space and public access easement issues, provide conditions for a 10-foot no build area surround the abandoned wells, a NTPO for bio issues/seal haulout, rodenticide use, an animal waste management, and organic fertilizer and pesticide/herbicide use; and continued the item to the hearing of April 10, 2013, at the request of the Commission.

There being no further business to come before the Commission the hearing was adjourned until 9:00 a.m. on April 3, 2013, in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:08 p.m.

Dianne M. Black
Secretary to the Planning Commission