



COUNTY OF SANTA BARBARA

PLANNING COMMISSION UNAPPROVED MINUTES

**Hearing of September 4, 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:

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
Jenna Richardson, Deputy County Counsel
Gabrielle Janssens, Deputy County Counsel
Anne Almy, Supervising Planner, Development Review South
Julie Harris, Planner, Development Review South
Joyce Gerber, Planner, Development Review North
Melissa Mooney, Planner, Development Review North
Jeff Hunt, Deputy Director, Long Range Planning
David Lackie, Supervising Planner, Long Range Planning
Brian Tetley, Planner, Long Range Planning
Heather Allen, Planner, Long Range Planning

NUMBER OF INTERESTED PERSONS: Approximately 34

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:** Bill Giorgi voiced concern regarding interest groups being allowed extra time to give a presentation to the Planning Commission.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- IX. **STANDARD AGENDA:**

1.	08LLA-00000-00018	Wudl Lot Line Adjustment	Montecito/Toro Canyon
	11NGD-00000-00012	Anne Amy, Supervising Planner (805) 568-2053 Julie Harris, Planner (805) 568-3518	

Hearing on the request of Mark S. Manion, agent for the owners Fred and Linda Wudl, to consider Case No. 08LLA-00000-00018 [application filed on December 19, 2008], for approval of a Lot Line Adjustment in compliance with Sections 21-90 through 21-96 of County Code Chapter 21, Section 35.30.110 of the County Land Use and Development Code, and Section 35.430.110 of the Montecito Land Use and Development Code, to adjust lines between two lots of 10.07 and 40.26 acres to reconfigure into two lots of 3.38 and 46.95 acres, on property located in the Residential Ranchette Zone (RR-20) in the Toro Canyon area and the Resource Management Zone (RMZ-40) in the Montecito Area; and to adopt the Negative Declaration (11NGD-00000-00012) 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: Biological Resources, Cultural Resources, Fire Protection, and Geological Resources. 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 and on the internet at www.sbcountyplanning.org. The application involves AP Nos. 155-010-051 and 155-010-045, located at 1020 Ladera Lane, in the Toro Canyon and Montecito areas, First Supervisorial District.

ACTION: Commissioner Blough moved, seconded by Commissioner Brown and carried by a vote of 4 to 0 (Cooney recused) to:

- 1. **Make the required findings for approval of the project specified in Attachment A of the staff report, dated September 4, 2013, including CEQA findings;**
- 2. **Adopt the Mitigated Negative Declaration included as Attachment C of the staff report dated September 4, 2013, and adopt the mitigation monitoring program contained in the conditions of approval; and**
- 3. **Approve the project, Case No. 08LLA-00000-00018, subject to the conditions included as Attachment B of the staff report dated September 4, 2013.**

2. Gaviota Coast Plan Initiation for Environmental Review Gaviota

David Lackie, Supervising Planner (805) 568-2023
Brian Tetley, Planner (805) 884-6848

Hearing on the request of the Planning and Development Department (P&D) that the County Planning Commission:

1. Review and comment on the Initiation Draft Gaviota Coast Plan.
2. Recommend that the Board of Supervisors initiate the Initiation Draft Gaviota Coast Plan as the project description for environmental review. (Continued from 6/11/13, 6/26/13, 7/16/13, 7/30/13, 8/07/13, 8/19/13, and 8/28/13)

ACTION: Commissioner Brown moved, seconded by Commissioner Cooney and carried by a vote of 5 to 0 to continue the item to the hearing of September 18, 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 September 11, 2013, in the Santa Maria Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California 93454.

Meeting adjourned at 3:47 p.m.

Dianne M. Black
Secretary to the Planning Commission

COUNTY OF SANTA BARBARA



PLANNING COMMISSION UNAPPROVED MINUTES

Hearing of September 11, 2013
9:00 a.m.

The regular meeting of the Santa Barbara County Planning Commission was called to order by Chair Joan Hartmann, at 9:00 a.m., at the Santa Maria Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

COMMISSIONERS PRESENT

C. MICHAEL COONEY 1ST DISTRICT (Via Remote)
JOAN HARTMANN 3RD DISTRICT, CHAIR
LARRY FERINI 4TH DISTRICT
DANIEL BLOUGH 5TH DISTRICT, VICE CHAIR

COMMISSIONERS ABSENT:

CECILIA BROWN 2ND DISTRICT

STAFF MEMBERS PRESENT:

Glenn Russell, Director, Planning and Development
Dianne M. Black, Secretary to the Planning Commission/Assistant Director
Leticia Miguel, Board Assistant Specialist
Rachel Van Mullem, Chief Deputy County Counsel
Jenna Richardson, Deputy County Counsel
John Karamitsos, Supervising Planner, Development Review North
Florence Trotter-Cadena, Planner, Development Review North
Dana Eady, Planner, Development Review North

NUMBER OF INTERESTED PERSONS: Approximately 11

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** Commissioner Brown was absent, Commissioner Cooney attended remotely.
- 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 Blough commented that he has received several phone calls regarding how Planning and Development bills projects, particularly those that take longer than a year to process. He asked if staff members charge to catch up on the case if there is a change in planners, and if not, if there was a way that a notation of this could be placed on each invoice. Dianne Black responded that planners do not generally charge for this, but that she will further look into the matter.

VIII. **MINUTES:** The Minutes of August 28, 2013 were considered as follows:

ACTION: Commissioner Blough moved, seconded by Commissioner Ferini and carried by a vote of 4 to 0 (Brown absent) to approve the Minutes of August 28, 2013.

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

X. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1. 12RZN-00000-00004 Colombo Consistency Rezone Los Olivos
Exempt, CEQA Guidelines Section 15061(b)(3) John Karamitsos, Supervising Planner (805) 934-6255
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Mandi Pickens, Kirk Consulting, agent for Paul and Giana Colombo, owners, to consider Case No. 12RZN-00000-00004 [application filed on November 7, 2012] proposing to rezone 265 acres from 40-AL-O (Ordinance 661) to AG-II-40 in compliance with Section 35.104 of the County Land Use and Development Code; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section §15061(b)(3). The site is identified as AP Nos. 133-110-032, and 133-151-054, located approximately ½ miles southeast of the intersection of Zaca Station and Foxen Canyon Roads, known as 5080 Foxen Canyon Road, in the Los Olivos area, Third Supervisorial District.

ACTION: Commissioner Blough moved, seconded by Commissioner Ferini and carried by a vote of 4 to 0 (Brown absent) to:

1. Recommend that the Board of Supervisors make the required findings for approval of the project specified in Attachment A of the staff report, dated July 12, 2013 including CEQA findings;
2. Recommend that the Board of Supervisors determine the project is exempt pursuant to CEQA Sections 15061(b)(3); exemption included as Attachment B of the staff report, dated July 12, 2013; and
3. Recommend that the Board of Supervisors approve a rezone (12RZN-00000-00004) changing the zone district on the subject parcels from 40-AL-O (Ordinance 661) to AG-II-100 (Land Use and Development Code; (draft resolution and ordinance included as Attachment C of the staff report, dated July 12, 2013).

XI. STANDARD AGENDA:

- 12RZN-00000-00003**
1. 11CUP-00000-00032 Mosby Sport and Outdoor Recreation Facility Lompoc
 12NGD-00000-00024 John Karamitsos, Supervising Planner (805) 934-6255
 Dana Eady, Planner (805) 934-6266

Hearing on the request of Mr. James Mosby, owner, to consider Case Nos. 12RZN-00000-00003, & 11CUP-00000-00032 [applications filed on December 2, 2011 and June 21, 2012] proposing to rezone 2 lots (9.99 and 9.50 gross acres) from 40-AG to AG-II-40 in compliance with Chapter 35.104 of the County Land Use and Development Code; and approval of a Conditional Use Permit in compliance with Section 35.82.060 of the County Land Use and Development Code to permit an approximately 7.6-acre sports and outdoor recreation facility comprised of athletic fields, a paint ball field, and a remote control car track; and to adopt the Negative Declaration (12NGD-00000-00024) 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, and Transportation/Circulation. The ND and all documents may be reviewed at the Planning and Development Department at 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Lompoc Public Library located at 501 East North Ave and 3755 Constellation Road, Lompoc, CA 93436. The application involves AP Nos. 099-141-016 and -017 located approximately 0.5 mile east of the City of Lompoc, northwest of the intersection of Hwy 246 and Sweeney Road, commonly known as 625 E. Hwy 246, Lompoc area, Fourth Supervisorial District.

ACTION: Commissioner Ferini moved, seconded by Commissioner Blough and carried by a vote of 4 to 0 (Brown absent) to continue the item to the hearing of November 13, 2013, at the request of the applicant.

- Spolestra-Pepper Appeal**
2. 13APL-00000-00005 of Zafiris Home Occupation Permit Orcutt
 Exempt, CEQA Guidelines Section 15301 John Karamitsos, Supervising Planner (805) 934-6255
 Dana Eady, Planner (805) 934-6266

Hearing on the request of Carol Spolestra-Pepper, appellant, to consider Case No. 13APL-00000-00005, [application filed on February 13, 2013], in compliance with Section 35.102 of the County Land Use and Development Code, of the P&D Director's decision to approve a Land Use Permit for a Home Occupation 13HOC-00000-00003 on property located in the 10-R-1 zone; and to determine the project is exempt from CEQA pursuant to Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 111-340-008, located approximately 1 mile northwest of the intersection of Clark Avenue and Hwy 135, known as 1039 Foxenwood Drive, Orcutt area, Fourth Supervisorial District.

ACTION: Commissioner Ferini moved, seconded by Commissioner Blough and carried by a vote of 4 to 0 (Brown absent) to drop the item from the Standard Agenda.

SANTA BARBARA COUNTY PLANNING COMMISSION UNAPPROVED MINUTES

Hearing of August 11, 2010

Page 4

There being no further business to come before the Commission the hearing was adjourned until 9:00 a.m. on September 18, 2013, in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 10:17 a.m.

Dianne M. Black
Secretary to the Planning Commission

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