



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of August 30, 2017
9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
CERENE ST. JOHN	3rd District	123 East Anapamu Street
LARRY FERINI	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Vice-Chair	(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. This hearing will also be streamed live on CSBTv's website at <https://www.countyofsb.org/ceo/csbtv/livestream.sbc> and digitally archived at <http://www.countyofsb.org/ceo/csbtv/archives.sbc>*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present (Ferini via remote)
- 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 August 2, 2017 and August 9, 2017 were considered as follows:
ACTION: Approved the Minutes of August 2, 2017.
Blough/Brown Vote: 5-0
ACTION: Approved the Minutes of August 9, 2017.
Blough/Ferini Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

X. **STANDARD AGENDA:**

	17RVP-00000-00046		
	17RVP-00000-00071	Golden Inn and Village	
1.	17RVP-00000-00072	Development Plan Revision	Santa Ynez
	Addendum to 14NGD-00000-00007	John Zorovich, Supervising Planner (805) 934-6297	Dana Eady, Planner (805) 568-6266

Hearing on the request of Lisa Plowman of RRM Design Group, agent for Golden Inn & Village Senior, LP, Golden Inn & Village Family, LP, and the Rona Barrett Foundation, owners, to consider the following:

- a) **17RVP-00000-00046** [application filed on May 5, 2017] for the approval of a revision to Case No. 12DVP-00000-00014 to approve changes to the parking lot lights and to the project description regarding site drainage and grading quantities in compliance with Section 35.84.040 of the County Land Use and Development Code, on property zoned PI;
- b) **17RVP-00000-00071** [application filed on August 17, 2017] for the approval of a revision to Case No. 13DVP-00000-00005 to approve changes to the parking lot lights and to the project description regarding site drainage, grading quantities and overall square footage in compliance with Section 35.84.040 of the County Land Use and Development Code, on property zoned DR;
- c) **17RVP-00000-00072** [application filed on August 17, 2017] for the approval of a revision to Case No. 13DVP-00000-00006 to approve changes to the parking lot lights and to the project description regarding site drainage, grading quantities and overall square footage in compliance with Section 35.84.040 of the County Land Use and Development Code, on property zoned DR; and to

accept the Addendum to the Mitigated Negative Declaration (14NGD-00000-00007) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this project. The original Mitigated Negative Declaration identified less than significant impacts with mitigation in the following categories: Aesthetics/Visual Resources, Biological Resources, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding. The Addendum to the Mitigated Negative Declaration and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria, and online at: <http://www.sbcountyplanning.org/boards/pc/cpc.cfm>. The applications involve Assessor Parcel Nos. 141-380-045, 141-380-046, 141-380-047, located at 890 Refugio Rd in the Santa Ynez Community Planning Area, Third Supervisorial District.

ACTION: Continued the item to the hearing of September 27, 2017.

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

	08TPM-00000-00004	Skytt Tentative Parcel Map	Buellton
2.	17NGD-00000-00002	John Zorovich, Supervising Planner (805) 934-6297	Tess Harris, Planner (805) 568-3319

Hearing on the request of Ginger Andersen, agent for 1) Skytt Farming & Ranching, L.P., owned by one branch of the Skytt family, (2) a family trust of one branch of the Skytt family, and (3) various Skytt family trusts from another branch of the Skytt family, to consider Case No. 08TPM-00000-00004/TPM 14,745 (application filed on April 16, 2008) to subdivide an existing 860.75 acre (gross and net) parcel into four parcels ranging in size from approximately

203.61 acres to 249.89 acres on property zoned AG-II-100, and to adopt the Mitigated Negative Declaration (17NGD-00000-00002) 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, Cultural Resources, Geologic Processes, and Water Resources/Flooding. The Mitigated Negative Declaration and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara (or 624 West Foster Road, Suite C, Santa Maria). The ND is also available for review on P&D's website at: <http://www.sbcountyplanning.org/environmental/Documents/Skytt%20TPM.pdf> The application involves Assessor Parcel Nos. 099-190-039, -040 located approximately 1.9 miles west of Avenue of the Flags and ¼ mile north of Highway 246 and the incorporated city of Buellton, Third Supervisorial District.

ACTION: Approved the project with revisions to the Findings and Conditions of Approval.

**St. John/Blough Vote: 5-0
10 day appeal period; fee required.**

3. **17GPA-00000-00002 Tajiguas Landfill Comprehensive Plan Amendment**
17GOV-00000-00004 and Government Code Conformity Determination Gaviota
Addendum to 12EIR-00000-00002 Alex Tuttle, Supervising Planner (805) 884-6844
Tess Harris, Planner (805) 568-3319

Hearing on the request of the Santa Barbara County Public Works Department, Resource Recovery and Waste Management Division (RRWMD) to consider Case Nos. 17GPA-00000-00002 [application filed on June 9, 2017] and 17GOV-00000-00004 [request received on August 11, 2017], in compliance with Section 35.104.040 of the Santa Barbara County Land Use and Development Code (LUDC) to amend the "Waste Disposal Facility Overlay" designation for the Tajiguas Landfill; determine that the Revised Tajiguas Resource and Recovery Project (TRRP) is in conformance with the Comprehensive Plan in compliance with California Government Code Section 65402(a); and to adopt the Addendum to the Subsequent Environmental Impact Report (Case No. 12EIR-00000-00002, SCH #2012041068 and EIR Revision Letter and Errata dated May 27, 2016) pursuant to Public Resources Code Section 21166 and the State Guidelines for Implementation of the California Environmental Quality Act. The Addendum to the Subsequent Environmental Impact Report (SEIR), SEIR 12EIR-00000-00002, EIR Revision Letter and Errata, and all documents may be viewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria. SEIR 12EIR-00000-00002 and the Final SEIR Revision Letter and Errata can also be found here: <https://santabarbara.legistar.com/LegislationDetail.aspx?ID=2761428&GUID=B9346B75-FC2B-4060-AE06-9C34D0741A17>. The application involves Assessor Parcel Numbers 081-150-019, 081-150-026, 081-150-032, and 081-150-042 located approximately 1,600 feet north of U.S. Highway 101 and addressed as 14470 Calle Real in the Gaviota Coast area, Third Supervisorial District.

ACTION: Recommended that the Board of Supervisors make the required findings for approval, including CEQA findings, determine that no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project; Adopted a resolution recommending that the Board of Supervisors approve and adopt a resolution amending the Comprehensive Plan; Determined that the revised Tajiguas Resource Recovery Project is in conformity with the Comprehensive Plan, including the Gaviota Coast Plan; and directed staff to transmit the conformity report required by Government Code Section 65402(a) to the County of Santa Barbara Public

**Works Department, Resource Recover and Waste Management Division
and the Board of Supervisors.**

Brown/Blough

**Vote: 4-0 (St. John recused)
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