



COUNTY OF SANTA BARBARA

PLANNING COMMISSION UNAPPROVED MINUTES

Hearing of January 31, 2018
9:00 a.m.

The regular hearing of the Santa Barbara County Planning Commission was called to order by Chair Dan Blough, at 9:02 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
JOHN PARKE	3RD DISTRICT, VICE-CHAIR
LARRY FERINI	4TH DISTRICT
DANIEL BLOUGH	5TH DISTRICT, CHAIR

COMMISSIONERS ABSENT: None.

STAFF MEMBERS PRESENT:

Glenn Russell, Director, Planning and Development
Jeff Wilson, Secretary to the Planning Commission
David Villalobos, Recording Secretary to the Planning Commission
Jenna Richardson, Deputy County Counsel
Johannah Hartley, Deputy County Counsel
Anne Almy, Supervising Planner, Development Review South
Nicole Lieu, Planner, Development Review South
John Zorovich, Supervising Planner, Development Review North
Dana Eady, Planner, Development Review North
Dan Klemann, Deputy Director, Long Range Planning
Noel Langle, Planner, Long Range Planning

NUMBER OF INTERESTED PERSONS: Approximately 9

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 Jeff Wilson.
- V. **PROJECTION REPORT:** by Jeff Wilson.
- VI. **PUBLIC COMMENT:** Denise Spangler Adams requests that the Commission defer Item #3 to a future hearing date, that existing land use and building permit items in the Montecito area receive a blanket 5 year time extension, and that the Montecito Community Plan be revised.

VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.

VIII. **MINUTES:** The Minutes of December 20, 2017 and January 10, 2018 were considered as follows:

ACTION: Commissioner Cooney moved, seconded by Commissioner Ferini and carried by a vote of 4 to 0 to 1 (Parke abstained) to approve the Minutes of December 20, 2017.

ACTION: Commissioner Blough moved, seconded by Commissioner Ferini and carried by a vote of 3 to 0 to 2 (Parke and Cooney abstained) to approve the Minutes of January 10, 2018.

ACTION: Approved the Minutes of January 10, 2018.

Blough/Ferini Vote: 3-0-2 (Parke and Cooney abstained)

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

X. **STANDARD AGENDA:**

14TRM-00000-00002		
16CDP-00000-00057	Abid Tract Map	Goleta
Exempt, CEQA Guidelines Section 15270	Anne Almy, Supervising Planner (805) 568-2053	Nicole Lieu, Planner (805) 884-8068

Hearing on the request of Joseph Abid, owner, to consider Case Nos. 14TRM-00000-00002 [application filed on August 29, 2014] and 16CDP-00000-00057 [application filed on August 1, 2016] for a Vesting Tract Map in compliance with County Code Chapter 21 to divide one lot of 4.04 gross acres (existing Parcel D) into two lots of 1.67 gross acres (proposed Parcel 1) and 2.37 gross acres (proposed Parcel 2) on a property zoned 20-R-1. The application involves Assessor Parcel No. 065-280-017, unaddressed (located adjacent to 5215 Via Val Verde) in the Goleta area, Second Supervisorial District. (Continued from 12/06/17)

ACTION: Commissioner Blough moved, seconded by Commissioner Ferini and carried by a vote of 3 to 2 (Cooney and Brown no) to continue the item to a future hearing, with staff to return with findings for approval and a condition of approval pertaining to water service to future development of the proposed lots. The condition would require that if the current moratorium on new water meter connections is lifted by the Goleta Water District prior to issuance of building permits for development of proposed parcels, the applicant would be required to connect to the Goleta Water District for service. The condition would further specify that if the moratorium is not lifted prior to issuance of building permits for development of proposed parcels, the parcels could be served by the existing water well located on proposed parcel 2.

2. 17APL-00000-00020	Suput Appeal	Lompoc
Exempt, CEQA Guidelines Section 15270	John Zorovich, Supervising Planner (805) 934-6297	Dana Eady, Planner (805) 934-6266

Hearing on the request of Courtney Taylor, Attorney for Marko and Sarah Suput, owners, to consider the appeal, Case No. 17APL-00000-00020 [application filed on November 3, 2017] in compliance with Chapter 35.102 of the County Land Use and Development Code, of the P&D Director's decision to deny a Land Use Permit (Case No. 17LUP-00000-00270) for a new craft

distillery on property located in the AG-II-100 zone; and to determine that the denial of the Land Use Permit is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15270. The application involves Assessor Parcel No. 099-170-046, located at 6615 E. Highway 246, in the Lompoc area, fourth Supervisorial District.

ACTION: Commissioner Ferini moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to direct to continue the item to the hearing of March 7, 2018, and to direct staff to return with findings to uphold the appeal and approve the project.

- 16ORD-00000-00014**
3. 16ORD-00000-00016 Accessory Dwelling Units Ordinance Amendment Countywide
Exempt, CEQA Guidelines Sections 15265, 15282(h) Dan Klemann, Deputy Director (805) 568-2072
Noel Langle, Planner (805) 568-2067

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

- a) **16ORD-00000-00014.** Recommend to the Board of Supervisors (Board) that the Board adopt an ordinance (Case No. 16ORD-00000-00014) amending Article 35.2, Zones and Allowable Land Uses, Article 35.3, Site Planning and Other Project Standards, Article 35.4, Standards for Specific Land Uses, Article 35.7, Site Development Regulations, Article 35.8, Planning Permit Procedures, Article 35.10, Land Use and Development Code Administration, and Article 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code (County LUDC), of Chapter 35, Zoning, of the Santa Barbara County Code; and
- b) **16ORD-00000-00016.** Recommend to the Board that the Board adopt an ordinance (Case No. 16ORD-00000-00016) amending Division 2, Definitions, Division 4, Zoning Districts, Division 7, General Regulations, Division 11, Permit Procedures, Division 12, Administration, Division 13, Summerland Community Plan Overlay, and Division 16, Toro Canyon Plan (TCP) Overlay District, of Article II, the Santa Barbara County Coastal Zoning Ordinance (Article II), of Chapter 35, Zoning, of the Santa Barbara County Code.

The proposed ordinance amendments revise existing development standards and permit procedures in order to implement recent State legislation regarding ADUs.

ACTION: Commissioner Cooney moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to continue the item to the hearing of March 28, 2018.

There being no further business to come before the Commission, the hearing was adjourned until 9:00 a.m. on February 28, 2018, in the Santa Maria Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California 93454.

Meeting adjourned at 12:00 p.m.

Jeff Wilson
Secretary to the Planning Commission