



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA

Hearing of May 9, 2018
9:00 a.m.

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

REMOTE TESTIMONY: *Persons may address the Planning Commission and Planning Commissioners may teleconference by using the remote video testimony system located at the Betteravia Government Center, Board of Supervisors' Conference Room, 511 East Lakeside Parkway, Santa Maria.*

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 project(s) 17APL-00000-00011, 18ORD-00000-00002, or 18ORD-00000-00003 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. 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:** *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 April 25, 2018 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. **STANDARD AGENDA:**

- 1.

17APL-00000-00011	Boulders Lot 11 Appeal	Goleta
11NGD-00000-00013	Alex Tuttle, Supervising Planner (805) 884-6844	Tess Harris, Planner (805) 568-3319

Hearing on the request of the San Antonio Creek Homeowner's Association, Ms. Claire DeHoog, and Dr. Tad Suzuki, Appellants, represented by the Law Offices of Marc Chytilo, to consider Case No. 17APL-00000-00011 [appeal filed on July 31, 2017], an appeal of the South County Board of Architectural Review's decision to grant preliminary design review approval to Case No. 16BAR-00000-00244. Case No. 16BAR-00000-00244 covers the design review of a new single family dwelling on Lot No. 11 of the Park Hill Estates v.2 Subdivision in compliance with Chapter 35.82.070 of the Land Use and Development Code, on property located in the 1-E-1 zone. The design review application involves Assessor Parcel No. 059-290-058, located at 4731 Boulder Ridge Road in the Eastern Goleta Valley Community Plan area, Second Supervisorial District. (Continued from 4/04/18) (Estimated Time: 45 min.)

- 2.

18ORD-00000-00002	Agricultural Employee	
18ORD-00000-00003	Dwelling Ordinance Amendment	Countywide
14NGD-00000-00014	David Lackie, Supervising Planner (805) 568-2023	Jessica Steele, Planner (805) 884-8082

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

- a) **18ORD-00000-00002.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 18ORD-00000-00002) amending Article 35.2, Zones and Allowable Land Uses, and Article 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code (LUDC), of Chapter 35, Zoning, of the Santa Barbara County Code;
- b) **18ORD-00000-00003.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 18ORD-00000-00003) amending Division 4, Zoning Districts, and Division 7, General Regulations, of Article II, the Coastal Zoning Ordinance (Article II), of Chapter 35, Zoning, of the Santa Barbara County Code; and
- c) **18ORD-00000-00002 and 18ORD-00000-00003.** Recommend that the Board of Supervisors determine that no subsequent environmental document shall be prepared for this project pursuant to the California Environmental Quality Act Guidelines Section 15162.

The proposed amendments will streamline the permit process for agricultural employee dwellings in the Agriculture I (AG-I) and Agriculture II (AG-II) zones in the unincorporated area of Santa Barbara County. (Estimated Time: 1 hr.)

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org

Jeff Wilson
Secretary to the Planning Commission