PLANNING COMMISSION 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)

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 projects 17RVP-00000-00046, 17RVP-00000-00071, 17RVP-00000-00072, 08TPM-00000-00004, 17GPA-00000-00002, or 17GPA-00000-00004 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.
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 August 2, 2017 and August 9, 2017 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:

17RVP-00000-00046
17RVP-00000-00071
17RVP-00000-00072

I. Golden Inn and Village 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
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](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. (Estimated Time: 1.5 hrs.)

2. **08TPM-00000-00004** Skytt Tentative Parcel Map Buellton

   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](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. (Estimated Time: 1 hr.)

3. **17GPA-00000-00002** Tajiguas Landfill Comprehensive Plan Amendment Gaviota

   17GOV-00000-00004 and Government Code Conformity Determination

   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. (Estimated Time: 1 hr.)