



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA

Hearing of September 13, 2017
9:00 a.m.

C. MICHAEL COONEY 1st District, Chair
CECILIA BROWN 2nd District
CERENE ST. JOHN 3rd District
LARRY FERINI 4th District
DANIEL BLOUGH 5th District, Vice-Chair

County of Santa Barbara
Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(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 Engineering Building, Room 17, Planning Commission Hearing Room, 123 East Anapamu Street, Santa Barbara.*

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) 17TEX-00000-00013 or 17ORD-00000-00007 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 511 East Lakeside Parkway, Santa Maria, 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 August 30, 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. **CONSENT AGENDA ITEMS AND PROCEDURE:** *These projects routinely do not require applicant presentations, staff reports, or extensive public comment. Applicants should be present. The public is invited to comment if they wish.*

C-1.	17TEX-00000-00013	Santa Ynez Airport Time Extension	Santa Ynez
	12NGD-00000-00011	John Zorovich, Supervising Planner (805) 934-6297 Shannon Reese, Planner (805) 934-6261	

Hearing on the request of Jason Tamura of Urban Planning Concepts, agent for Santa Ynez Valley Airport Authority, owner, to consider Case No. 17TEX-00000-000013 [application filed on June 30, 2017] for a one year time extension to September 24, 2018 (from the date of September 24, 2017), for Case No. 10CUP-00000-00036 in compliance with Section 35.84.030 of the County Land Use and Development Code, on property zoned AG-I-5; and to accept the previously adopted Mitigated Negative Declaration (MND) (Case No. 12NGD-00000-00011) as adequate Environmental Review for Case No. 17TEX-00000-00013 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this time extension request. The original MND identified significant but mitigable effects on the environment in the following categories: Aesthetic / Visual Resources, Air Quality, Biological Resources, Geologic Processes, and Hazardous Materials / Risk of Upset. The MND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara, CA 93101, or online at <http://www.sbcountyplanning.org/PDF/boards/CntyPC/09-12-2012/10CUP-00000-00036/Attachment%20C%20-%20ND.pdf>. The application involves Assessor Parcel No. 141-440-002, located at 900 Airport Road in the Santa Ynez area, Third Supervisorial District.

XI. STANDARD AGENDA:

- 1. Cannabis Land Use Ordinance
Amendments and Licensing Program Update **Countywide**
Dan Klemann, Deputy Director, Planner (805) 568-2072**

The Planning Commission will receive an update on the Cannabis Land Use Ordinance Amendments and Licensing Program, which would amend the Santa Barbara County Land Use and Development Code, Santa Barbara County Montecito Land Use and Development Code, and Santa Barbara County Coastal Zoning Ordinance to allow certain types of cannabis activities by zone district. The Project also involves other amendments to the County Code, in order to establish a County licensing program for cannabis-related activities. (Estimated Time: 1.5 hrs.)

- 2. Medical Marijuana Nonconforming
Status Determination and Termination
17ORD-00000-00007 of Exemption Ordinance Amendment **Countywide**
Exempt, CEQA Guidelines Section 15061(b)(3) 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 recommend to the Board of Supervisors that the Board of Supervisors adopt an ordinance (Case No. 17ORD-00000-00007) amending Article X, Medical Marijuana Regulations, of Chapter 35, Zoning, of the Santa Barbara County Code, and to recommend that the Board of Supervisors determine that this ordinance is categorically exempt from CEQA pursuant to Section 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act.

The proposed ordinance will amend Article X to:

1. Provide that the current exemption from the prohibition of medical marijuana cultivation for medical marijuana cultivation locations that existed as of January 19, 2016, if they were legal under California state law as of that date, shall terminate on:
 - a. January 1, 2020, for locations that are located within the Coastal Zone, and
 - b. January 1, 2019, for locations that are not located within the Coastal Zone.

Note: The dates shown above are subject to change depending on whether County Counsel determines it is appropriate to have a different date for the Coastal Zone.

2. Include a process by which the operator of a medical marijuana cultivation location that existed as of January 19, 2016, may seek a determination from the County that the medical marijuana cultivation location is considered legal, nonconforming. (Estimated Time: 1 hr.)

- 3. CEQA Training**

The Planning Commission will receive training on the California Environmental Quality Act (CEQA) from County Counsel staff. (Continued from 2/22/17, 3/08/17, 3/29/17, 4/26/17, and 6/07/17) (Estimated Time: 1.5 hrs.)

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

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