



COUNTY OF SANTA BARBARA

PLANNING COMMISSION UNAPPROVED MINUTES

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

The regular hearing of the Santa Barbara County Planning Commission was called to order by Chair Michael Cooney, at 9:00 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, CHAIR	
CECILIA BROWN	2ND DISTRICT	
CERENE ST. JOHN	3RD DISTRICT	(Left at 2:10 p.m.)
LARRY FERINI	4TH DISTRICT	(VIA REMOTE)
DANIEL BLOUGH	5TH DISTRICT, VICE-CHAIR	

COMMISSIONERS ABSENT: None.

STAFF MEMBERS PRESENT:

Glenn Russell, Director, Planning and Development
Dianne M. Black, Secretary to the Planning Commission/Assistant Director
David Villalobos, Recording Secretary to the Planning Commission
Danielle Drossel, Deputy County Counsel
Jeff Wilson, Deputy Director, Development Review
John Zorovich, Supervising Planner, Development Review North
Alex Tuttle, Supervising Planner, Development Review South
Dana Eady, Planner, Development Review North
Tess Harris, Planner, Development Review South
Jon Frye, Flood Control and Water Conservation District, Public Works Department
Mark Schleich, Resource Recovery and Waste Management, Public Works Department
Joddi Leipner, Resource Recovery and Waste Management, Public Works Department
Leslie Wells, Resource Recovery and Waste Management, Public Works Department
Cathleen Garnand, Project Clean Water, Public Works Department

NUMBER OF INTERESTED PERSONS: Approximately 41

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: Commissioner Blough moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to approve the minutes of August 2, 2017.

ACTION: Commissioner Blough moved, seconded by Commissioner Ferini and carried by a vote of 5 to 0 to approve the minutes of August 9, 2017.

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	
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: Commissioner St. John moved, seconded by Commissioner Brown and carried by a vote of 3 to 2 (Ferini and Blough no) to continue the item to the hearing of September 27, 2017.

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> 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: Commissioner St. John moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to:

1. Make the required findings for approval as specified in Attachment A of the memorandum, dated August 25, 2017, including CEQA findings.
2. Adopt the Final Mitigated Negative Declaration (17NGD-00000-00002), included as Attachment C of the staff report dated August 10, 2017, and adopt the mitigation monitoring program contained in the conditions of approval.
3. Approve the project (Case No. 08TPM-00000-00004) subject to the conditions included as Attachment B of the staff report dated August 14, 2017, and as amended in Attachment B of the memorandum, dated August 25, 2017.

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: Commissioner Brown moved, seconded by Commissioner Blough and carried by a vote of 4 to 0 (St. John recused) to:

1. Recommend that the Board of Supervisors make the required findings for approval of the Comprehensive Plan Amendment specified in Attachment A of the staff report dated August 14, 2017, including CEQA findings;
2. After considering the environmental review documents included as Attachment B of the staff report dated August 14, 2017 [Addendum dated August 11, 2017 together with previously certified EIR No. 12EIR-00000-00002, SCH #2012041068 and EIR Revision Letter and Errata dated May 27, 2016], recommend that the Board of Supervisors determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project;
3. Adopt a resolution recommending that the Board of Supervisors approve and adopt a resolution, included as Attachment C-1 of the staff report dated August 14, 2017, amending the Comprehensive Plan (17GPA-00000-00002), including amending the Tajiguas Landfill “Waste Disposal Facility Overlay” boundary to remove approximately 55.55 acres from the Overlay not needed for solid waste disposal operations and to include approximately 4.48 acres to accommodate the construction of the revised TRRP.
4. Determine that the Revised Tajiguas Resource Recovery Project, as shown in Attachment D of the staff report dated August 14, 2017, is in conformity with the Comprehensive Plan, including the Gaviota Coast Plan; and,
5. Direct staff to transmit the conformity report required by Government Code Section 65402(a) to the County of Santa Barbara Public Works Department, Resource Recovery and Waste Management Division and the Board of Supervisors. The County Planning Commission staff report, dated August 14, 2017, and the letter reflecting the County Planning Commission’s action shall constitute the required report.

There being no further business to come before the Commission, the hearing was adjourned until 9:00 a.m. on September 13, 2017, in the Santa Maria Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California 93454.

Meeting adjourned at 3:30 p.m.

Dianne M. Black
Secretary to the Planning Commission

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