



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of November 4, 2015
9:00 a.m.

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

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 <http://www.countyofsb.org/ceo/csbtv.aspx?id=1558> and digitally archived at <http://www.countyofsb.org/ceo/media02.aspx>

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** Commissioner Ferini was absent.
- 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. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- IX. **STANDARD AGENDA:**
 - 14GPA-00000-00007
 - 15ORD-00000-00005
 - 15ORD-00000-00010
 - 15ORD-00000-00011
 - 15ORD-00000-00009
 - 15RZN-00000-00006
 1. 15GPA-00000-00004 **Isla Vista Mater Plan Updates** **Isla Vista**
 - 14EIR-00000-00002 **David Lackie, Supervising Planner (805) 568-2023**
Katie Hentrich, Planner (805) 884-6836

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

- a) **14GPA-00000-00007.** Recommend that the Board of Supervisors adopt a resolution amending the Goleta Community Plan to incorporate the Isla Vista Master Plan (Attachment A) as an appendix to the Goleta Community Plan;
- b) **15ORD-00000-00005.** Recommend that the Board of Supervisors adopt an ordinance amending Chapter 23B, Permit Parking Program, of the Santa Barbara County Code, by updating Section 23B-15, Isla Vista Permit Parking Program;
- c) **15ORD-00000-00010.** Recommend that the Board of Supervisors adopt an ordinance amending Ordinance 4650, the in-lieu parking fee program for the Isla Vista Master Plan area;
- d) **15ORD-00000-00011.** Recommend that the Board of Supervisors adopt an ordinance rescinding Ordinance 4649 in its entirety including all revision to Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code;
- e) **15ORD-00000-00009.** Recommend that the Board of Supervisors adopt an ordinance amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code to add the Isla Vista Master Plan Overlay District;
- f) **15RZN-00000-00006.** Recommend that the Board of Supervisors adopt an ordinance amending Article II, the Santa Barbara Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, by amending the existing Goleta Community Plan Zoning South map and adopting the new Isla Vista Master Plan Zoning map; and
- g) **15GPA-00000-00004.** Recommend that the Board of Supervisors adopt a resolution amending the Coastal Land Use Plan to incorporate policies specific to the Isla Vista Master Plan area. (Continued from 9/02/15)

ACTION: Make the findings for approval, including CEQA findings and recommended that the Board of Supervisors make the required findings for approval of the proposed general plan amendments, ordinance amendments, and rezonings; Recommended that the Board of Supervisors certify the Supplemental Environmental Impact Report 14-EIR-02; Adopted Resolutions recommending that the Board of Supervisors adopt Case Nos. 14GPA-00000-00007, 15ORD-00000-00011, and 15ORD-00000-00009.

Hartmann/Cooney Vote: 3-1 (Blough absent; Ferini absent)
Appeal process not applicable.

ACTION: Recommended that the Board of Supervisors seek alternatives to address the parking shortages in Isla Vista and incorporate this action into the Work Program.

Hartmann/Blough Vote: 4-0 (Ferini absent)
Appeal process not applicable.

2. **15LLA-00000-00002** **Bolthouse Lot Line Adjustment** **Cuyama**
Exempt, CEQA Guidelines Section 15305(a) Zoraida Abresch, Supervising Planner (805) 934-6585
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Ms. Laurel Perez and Ms. Heidi Jones, SEPPS, agents for Bolthouse Properties to consider Case No. 15LLA-00000-00002 [application filed on March 18, 2015] for

approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35.30.110 of the County Land Use and Development Code to adjust lines between two parcels of 160.49 acres (Lot 1), and 957.96 acres (Lot 2), to reconfigure into two parcels of 307.68 acres (proposed Lot 1), and 810.77 acres (proposed Lot 2), on property located in the AG-II-100 Zone; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15305(a). The application involves AP Nos. 149-140-079, -081, -082, -086, -087, -088, and -089, located approximately 3 miles south of Highway 166, at the intersection of Bell and Foothill Roads, Cuyama area, First Supervisorial District.

ACTION: Approved the project with revisions to the Conditions of Approval.

**Cooney/Blough Vote: 4-0 (Ferini absent)
10 day appeal period; fee required**

3. Short-term Rental Ordinance Briefing Countywide

Exempt, CEQA Guidelines Section 15378(b)(5) Matt Schneider, Deputy Director (805) 568-2072
Jessica Metzger, Planner (805) 568-3532

Hearing on the request of the Planning and Development Department that the County Planning Commission receive a staff briefing regarding the use of Short-term Rentals (STRs) within the unincorporated County, and provide direction to staff to develop specific zoning ordinance amendments to the County Land Use and Development Code (LUDC) and Coastal Zoning Ordinance (Article II) for the use or prohibition of STRs within the unincorporated County.

ACTION: Continued the item to the hearing of December 9, 2015, at the request of the Commission.

**Hartmann/Cooney Vote: 4-0 (Ferini absent)
Appeal process not applicable.**

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