



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION AGENDA

Hearing of March 25, 2020  
9:00 a.m.

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C. MICHAEL COONEY	1st District	Santa Barbara County
LAURA M. BRIDLEY	2nd District, Chair	Engineering Building, Room 17
JOHN PARKE	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)

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**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.*

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*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. You may also submit comment letters electronically to the Planning Commission Recording Secretary at [dvillalo@co.santa-barbara.ca.us](mailto:dvillalo@co.santa-barbara.ca.us). 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. Maps and/or staff analysis of a proposal may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara one week prior to the public hearing. They may also be found on the Planning and Development Department's website, located at [www.sbcountyplanning.org](http://www.sbcountyplanning.org).*

*If you challenge the project(s) **19TEX-00000-00029** or **15CUP-00000-00029** 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 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 February 26, 2020 and March 4, 2020 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.*

<b>C-1.</b>	<b>19TEX-00000-00029</b>	<b>Vintage Ranch Tract Map Time Extension</b>	<b>Santa Maria</b>
	Addendum to 95-EIR-01	Holly Owen, Supervising Planner (805) 934-6297 Shannon Reese, Planner (805) 934-6261	

Hearing on the request of RRM Design Group to consider Case No. 19TEX-00000-00029, [application filed on December 3, 2019] for the following:

- Grant a three-year time extension (Case No. 19TEX-00000-00029) to six years from the date of project approval to January 24, 2023 for Case No. 15TRM-00000-00002 in compliance with Section 21-10 of County Code Chapter 21 and Section 35.84.030 of the County Land Use and Development Code, on property zoned PRD;
- Grant a one-year time extension (Case No. 19TEX-00000-00029) to six years from the date of project approval to January 24, 2023 for Case Nos. 15DVP-00000-00002 and 15CUP-00000-00006 in compliance with Section 21-10 of County Code Chapter 21 and Section 35.84.030 of the County Land Use and Development Code, on property zoned PRD;

- Determine that the previously accepted Addendum to Environmental Impact Report (95-EIR-01) is adequate environmental review for Case No. 19TEX-00000-00029 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 EIR identified significant effects on the environment in the following categories: Biological Resources, Geology/Soils, Flooding/Drainage, Water Resources, Archaeological Resources, Traffic/Circulation, Fire Protection, Schools, Solid Waste, Visual Resources/Open Space, and Parks, Trails, Recreation and Open Space. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria. The application involves Assessor Parcel No. 101-400-008, located approximately 0.5 acre south of Clark Avenue at the terminus of Black Oak Drive, in the Orcutt Community Plan area, Fourth Supervisorial District.

**XI. STANDARD AGENDA:**

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| <b>1.</b>                | <b>MAZ Properties, Inc. Advanced<br/>Treatment Wastewater System Project</b>                | <b>Gaviota</b> |
| <b>15CUP-00000-00029</b> |   |                |
| <b>19NGD-00000-00014</b> | Alex Tuttle, Supervising Planner (805) 884-6844<br>Natasha Campbell, Planner (805) 570-4871 |                |

Hearing on the request of MAZ Properties Inc. to consider Case No. 15CUP-00000-00029, [application filed on September 23, 2015] for a Conditional Use Permit to replace aging septic systems along Tajiguas Creek with an advanced treatment wastewater system to serve nine existing agricultural employee dwellings and three agricultural support structures, in order to improve the level of treatment of existing wastewater effluent generated within the employee village area of El Rancho de Tajiguas, in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-II-100; and to adopt the Mitigated Negative Declaration (MND), 19NGD-00000-000014, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable environmental effects are anticipated to biological resources, geologic processes and water resources. The MND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The application involves AP No. 081-200-028, located on the Gaviota Coast, approximately 1.5 miles west of Refugio Road in the Third Supervisorial District, commonly known as 14000 Calle Real. The proposed wastewater system components and existing structures to be served by the upgraded facilities are located on both sides of Tajiguas Creek, approximately 0.75 to 1.0 mile north of Highway 101, on a part of APN 081-200-028 that is located outside of the Coastal Zone. (Estimated Time: 45 min.)

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| <b>2.</b> | <b>19ORD-00000-00009<br/>19ORD-00000-00011 Cannabis Zoning Ordinance Amendments</b> | <b>Countywide</b> |
|           | Dan Klemann, Deputy Director (805) 568-2072   |                   |

This hearing item is on the request of Planning and Development staff for the Planning Commission to consider, and provide preliminary direction to staff on, recommendations/strategies to mitigate the odor and other impacts of cannabis operations along the urban-rural boundary and conflicts with existing agricultural operations. (Continued from 1/22/20, 1/29/20, 2/05/20, and 3/04/20) (Estimated Time: 3 hrs.)

**The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the  
Planning and Development Web Site at  
[www.sbcountyplanning.org](http://www.sbcountyplanning.org)**

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Jeff Wilson  
Secretary to the Planning Commission

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