



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION REVISED AGENDA Hearing of October 9, 2024 9:00 a.m.

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C. MICHAEL COONEY	1st District	County of Santa Barbara
LAURA M. BRIDLEY	2nd District, Vice-Chair	Engineering Building, Room 17
JOHN PARKE	3rd District	123 East Anapamu Street
ROY REED	4th District	Santa Barbara, CA 93101
VINCENT MARTINEZ	5th District, Chair	(805) 568-2000 (Planning & Development)

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**Revision: Re-Ordered agenda items and updated project description for Item #3.**

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### IMPORTANT NOTICE REGARDING PUBLIC PARTICIPATION

The County Planning Commission provides in-person participation as well as virtual participation until further notice.

The following methods of participation are available to the public.

1. You may observe the live stream of the County Planning Commission meetings on (1) Local Cable Channel 20, (2) online at: <https://www.countyofsb.org/1333/CSBTV-Livestream>; or (3) YouTube at: <https://www.youtube.com/user/CSBTV20>
2. If you wish to provide public comment, the following methods are available:
  - **Distribution to the County Planning Commission** - Submit your comment via email prior to 12:00 p.m. on the Monday prior to the Commission hearing. Please submit your comment to the Recording Secretary at [dvillalo@countyofsb.org](mailto:dvillalo@countyofsb.org). Your comment will be placed into the record and distributed appropriately.
  - **Attend the Meeting In-Person**: Individuals are allowed to attend and provide comments at the County Planning Commission meeting in-person.
  - **Attend the Meeting by Zoom Webinar** - Individuals wishing to provide public comment during the County Planning Commission meeting can do so via Zoom webinar by clicking the below link to register in advance. Register in advance for this meeting: After registering, you will receive a confirmation email containing important information about joining the webinar.

When: October 9, 2024 09:00 AM Pacific Time (US and Canada)  
Topic: County Planning Commission 10/09/2024

Register in advance for this webinar:  
[https://countyofsb.zoom.us/webinar/register/WN\\_oraNM\\_t5R9W0cTcaB8-rw](https://countyofsb.zoom.us/webinar/register/WN_oraNM_t5R9W0cTcaB8-rw)

#### OR PARTICIPATE VIA TELEPHONE:

Dial (for higher quality, dial a number based on your current location):

US: +1 213 338 8477 or +1 669 900 6833 or +1 720 928 9299 or +1 971 247 1195 or +1 253 215 8782 or +1 346 248 7799  
or +1 602 753 0140 or +1 312 626 6799 or +1 470 250 9358 or +1 646 518 9805 or +1 651 372 8299 or +1 786 635 1003 or  
+1 929 205 6099 or +1 267 831 0333 or +1 301 715 8592 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833  
548 0276 (Toll Free) or 833 548 0282 (Toll Free)

**Webinar ID: 886 7389 1272**

The Commission's rules on hearings and public comment, unless otherwise directed by the Chair, remain applicable to each of the participation methods listed above.

*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, as noted above.*

*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) 24RVP-00050, 24RVP-00051, 24AMD-00008, 24CDP-00077, 23CUP-00006, and 23APL-00014 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 at <https://www.countyofsb.org/1625/County-Planning-Commission> or by appointment by calling (805) 568-2000.*

*Disclosure of Campaign Contributions: Pursuant to Government Code section 84308, members of this legislative body are disqualified and not able to participate in any agenda item involving land use permits and other entitlements if the legislative body member received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County's decision on the agenda item within the preceding 12 months. Applicants, appellants, contractors, agents or any financially interested participant who actively supports or opposes the County's decision on the agenda item who have made campaign contributions totaling more than \$250 to a Board member within the preceding 12 months, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount and date of the campaign contribution and identify the recipient Board member and may be made either in writing to the Clerk of the Board of Supervisors prior to the subject hearing or by verbal disclosure at the time of the hearing.*

*In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation or are exempt from applicable Health Officer Orders, including auxiliary aids or services such as sound enhancement equipment or an American Sign Language interpreter, to participate in this hearing, please contact Hearing Support Staff at 805-568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements. If you have any questions or if you are participating in the hearing telephonically or electronically and need a disability-related modification or accommodation or have any issues attempting to access the hearing telephonically or electronically, please contact Hearing Support Staff at 805-568-2000.*

**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/1333/CSBTV-Livestream> and digitally archived at <https://www.countyofsb.org/1791/Live-Archived-Broadcasts>*

## **ADMINISTRATIVE AGNDA:**

- 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 September 25, 2024 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:**

<b>1.</b>	<b>23CUP-00006</b>	<b>TAT Ventures, LLC – Outdoor Cannabis Cultivation</b>	<b>Buellton</b>
	17EIR-00000-00003, Exempt, CEQA Guidelines Sections 15162 and 151868(c)	Gwen Beyeler, Supervising Planner (805) 934-6269 Willow Brown, Planner (805) 568-2040	

Hearing on the request of Thomas Kopitnik, property owner, to consider the following:

- a) Case No. 23CUP-00006 for 3.83 acres of outdoor cannabis cultivation in compliance with Sections 35.21.030 (Agricultural Zones Allowable Land Uses), 35.42.075 (Cannabis Regulations), and 35.42.140 (Greenhouses, Hoop Structures, and Shade Structures) of the County Land Use and Development Code (LUDC);
- b) Staff completed a State CEQA Guidelines Section 15168(c)(4) Checklist for Commercial Cannabis Land Use Entitlement and Licensing Applications and determined that all of the environmental impacts of the project were within the scope of the project covered by the PEIR for the Cannabis Land Use Ordinance and Licensing Program. No additional cumulative impacts were identified, and no new environmental document is required under Section 15162.

The application involves Assessor’s Parcel No. 083-430-033, zoned AG-II-100 (Agricultural II), located at 2401 Highway 101, in the Buellton area, Third Supervisorial District. (Continued from 05/08/24, 07/10/24, and 08/28/24) (Estimated Time: 45 min.)

<b>2.</b>	<b>24RVP-00050</b> <b>24RVP-00051</b> <b>24AMD-00008</b> <b>24CDP-00077</b>	<b>Miramar Acquisition Co. LLC</b> <b>Housing – Mixed Use Development</b>	<b>Montecito</b>
	Exempt, CEQA Guidelines Section 21159.25	Joe Dargel, Deputy Director (805) 568-3573 Willow Brown, Planner (805) 568-2040	

Hearing on the request of Miramar Acquisition Co., LLC, property owner, to consider the following:

- a) Case No. 24RVP-00050 for revisions to Development Plan 14RVP-00000-00063 to allow 56,485 square feet of development in the CV (Visitor Serving Commercial) Zone consisting of affordable employee and market-rate apartments and resort shops in compliance with Article II Section 35-174.10.
- b) Case No. 24RVP-00051 for revisions to Minor Conditional Use Permit 07CUP-00000-00047 to allow residential uses consisting of 26 affordable employee apartments and eight market-rate apartments in compliance with Article II Section 35-172.11.

- c) Case No. 24AMD-00008 to amend Major Conditional Use Permit 07CUP-00000-00045 for hotel improvements in the Transportation Corridor Zone District (within the Union Pacific railroad right-of-way) in compliance with Article II Section 35-172.11.
- d) Case No. 24CDP-00077 for the development allowed by the revised Development Plan (Case No. 24RVP-00050) in compliance with Article II Section 35-174.9, the development and authorized use allowed by the revised Minor Conditional Use Permit (Case No. 24RVP-00051) in compliance with Article II Section 35-172.9, and the development and authorized use allowed by the amended Major Conditional Use Permit (Case No. 24AMD-00008) in compliance with Article II Section 35-172.9.
- e) Determine the project is exempt from CEQA pursuant to Public Resources Code Section 21159.25, as outlined in the Notice of Exemption.

The application involves Assessor Parcel Nos. 009-371-007, 009-333-013, and 009-010-004, zoned CV (Visitor Serving Commercial) and TC (Transportation Corridor), located at 1759 South Jameson Lane and 96 Eucalyptus Lane, in the Montecito Community Plan area, First Supervisorial District. (Estimated Time: 2.5 hrs.)

	<b>Las Canchas Homeowners</b>	
<b>3. 23APL-00014</b>	<b>Appeal - 3376 Foothill Cannabis Cultivation</b>	<b>Toro Canyon</b>
<b>17EIR-00000-00003</b>	Gwen Beyeler, Supervising Planner (805) 934-6269 Steve Conner, Planner (805) 568-2081	

Hearing on the request of a group of appellants, Las Canchas Homeowners Association and Neighbors, to consider:

- Case No. 23APL-00014, an appeal of the Planning and Development Department Director’s decision to approve a mixed-light cannabis cultivation operation under 19CDP-00000-00039. The appeal was filed in compliance with Chapter 35-182 of the Article II Coastal Zoning Ordinance.
- After considering the environmental review documents included as Attachment C [State CEQA Guidelines Section 15168(c)(4) Checklist for Commercial Cannabis Land Use Entitlement and Licensing Applications] determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project.

The Project is a request for approval of a Coastal Development Permit, Case No. 19CDP-00000-00039, to allow 1.92 acres of outdoor cannabis cultivation pursuant to Sections 35-68.3. (Agricultural Zones Allowable Land Uses) and 35-144U (Cannabis Regulations) of Article II; and to accept the Cannabis Land Use Ordinance and Licensing Program Environmental Impact Report (17EIR-00000-00003) as adequate environmental review for Case No. 19CDP-00000-00039 pursuant to Sections 15162 and 15168(c) of the California Environmental Quality Act (CEQA) Guidelines.

The application involves a 9.51-acre parcel, zoned Agriculture I (AG-I-10), shown as Assessor’s Parcel Number 005-280-026, located at 3376 Foothill Road, in the Toro Canyon Community Plan area, First Supervisorial District. (Continued from 06/26/24) (Estimated Time: 45 min.)

**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)**

Signed by:



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Jeff Wilson

Secretary to the Planning Commission