



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of February 22, 2017
9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
LARRY FERINI	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Vice-Chair	(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 <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:** All Commissioners were present.
- 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 January 25, 2017 were considered as follows:

ACTION: Approved the Minutes of January 25, 2017.

Brown/Brooks **Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**
- C-1. **16GOV-00000-00007 Airox Road Government Code Conformity Santa Maria**

John Zorovich, Supervising Planner (805) 934-6297
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Don Grady, agent for General Services Department, Office of Real Estate Services, to consider case number 16GOV-00000-00007, [application filed on January 30, 2017], for a determination that disposition of real property conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code §65402(a). This real property includes portions of Rights-of-Way along Airox Road located to

the south and north, respectively, to Assessor Parcel Numbers 113-250-002, and -018, known as 4400 Airox Road, in the Santa Maria area, Third Supervisorial District.

ACTION: Determined that the proposed disposal of road right-of-way property and acceptance of an easement conforms with the Comprehensive Plan; and transmitted the conformity report required by Government Code Section 65402(a) and 65402(c) to Don Grady, General Services Department, Office of Real Estate Services and the Board of Supervisors.

**Brooks/Ferini Vote: 5-0
Appeal process not applicable.**

C-2.	16TEX-00000-00021	ETAM Time Extension	Santa Ynez
	11NGD-00000-00011	John Zorovich, Supervising Planner (805) 934-6297 Florence Trotter-Cadena, Planner (805) 934-6253	

Hearing on the request of Tish Beltranena, Santa Ines Planning, LLC, agent for ETAM, owner to consider Case No.16TEX-00000-00021 [application filed on October 4, 2016] for a one year time extension from the date of project approval for a Tract Map (Case No. 08TRM-00000-00003) to November 9, 2017, for Case No. 16TEX-00000-00021 in compliance with Section 21-10 of County Code Chapter 21, on property zoned AG-I-20 and AG-II-40; and to accept the previously adopted Mitigated Negative Declaration (11NGD-00000-00011) 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, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, and Noise. The MND and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria or online at: http://www.sbcountyplanning.org/boards/pc/cpc_documents_archive.cfm?DocID=10011 The application involves Assessor Parcel Nos. 141-010-007, and -009 located north and east of Mora and Roblar Roads, in the Santa Ynez Valley Community Plan area, Third Supervisorial District.

ACTION: Approved the time extension.

**Brooks/Brown Vote: 5-0
10 day appeal period; fee required.**

XI. STANDARD AGENDA:

1.	State of California Water Resource Control Board Storm Water Runoff Requirements Discussion	Countywide
	Cathleen Garnand, Project Clean Water (805) 568-3561	

The Planning Commission will receive information from Project Clean Water staff addressing the State of California Water Resource Control Board requirements for storm water runoff and how the County development review processes meet those requirements. Presentation will cover the role of Public Works in meeting state requirements and the role of P&D through environmental review and policy consistency (Hillside Protection Policy #7). Public Works standard conditions include a low impact development design approach that reduce overall runoff, water quality treatment, runoff volume retention onsite, and measures that control the peak rate of runoff. P&D addresses similar goals through policy consistency including protection or restoration of natural areas. Project thresholds will be described.

ACTION: The Planning Commission received information from Project Clean Water staff addressing the State of California Water Resource Control Board requirement for storm water runoff and how the County development review processes meet those requirements. No action was taken.

2. 15CUP-00000-00023 Verizon at Vieja Drive Telecommunication Facility Goleta
Exempt, CEQA Guidelines Sections 15303 & 15304 Anne Almy, Supervising Planner (805) 568-2053
Sean Stewart, Planner (805) 568-2517

Hearing on the request of Ben Hackstedde of Sequoia Deployment Services, agent for the applicant Verizon Wireless and property owner Southern California Joint Pole Committee, to consider Case No. 15CUP-00000-00023 [application filed on August 7, 2015] for a Conditional Use Permit (CUP) to allow for the construction and operation of an unstaffed telecommunications facility with an antenna and ancillary equipment collocated on an existing 25'-2" utility pole and new equipment cabinet and meter pedestal installed in the public right-of-way, in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, on property zoned DR-3.5; and to determine that the project is exempt from CEQA pursuant to Sections 15303 [New Construction or Conversion of Small Structures] and 15304 [Minor Alterations to Land] of the State Guidelines for Implementation of the California Environmental Quality Act. This application involves Assessor Parcel No. 065-680-009 and is located within the public right-of-way on Vieja Drive across the street from 965 Village Lane in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District. (Continued from 1/25/17)

ACTION: Continued the item to the hearing of March 8, 2017, at the request of the Commission.

Brown/Blough **Vote: 5-0**
Appeal process not applicable.

3. 13RVP-00000-00009
13CDP-00000-00003 Cate School CUP Revision Carpinteria
15EIR-00000-00001 Alex Tuttle, Supervising Planner (805) 884-6844
Joyce Gerber, Planner (805) 568-3518

Hearing on the request of Heidi Jones, agent, for Cate School, owner, to consider Case Nos. 13RVP-00000-00009 [application filed on January 22, 2013] and 13CDP-00000-00003 [application filed on May 29, 2013] for a revision to supersede Cate School's existing Conditional Use Permit (89-CP-062, as revised by 89-CP-062 AM01, 89-CP-062 SC03, 06RVP-00000-00013, and 07AMD-00000-00009) to (1) allow expansion and renovation of existing educational and administrative facilities over the life of the Master Plan, (2) increase the maximum student enrollment from 280 to 300, (3) increase the number of children permitted at the existing onsite childcare operation from 21 to 28, and (4) authorize the use of the existing portable public address (PA) system for sporting events and school functions; and to certify the Environmental Impact Report (15-EIR-01) 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: Air Quality, Fire Protection, Noise, Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Geologic Processes, Historical Resources, Public Facilities, Transportation / Circulation, and Water Resources and Flooding. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara, and online at: <http://sbcountyplanning.org/projects/13RVP-00009Cate/index.cfm>. The application involves Assessor Parcel Nos. 001-040-008, -010, -011, and -041, located at 1970 Lillingston Canyon Road in the Carpinteria area, First Supervisorial District.

**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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