



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of June 28, 2017
9:00 a.m.

C. MICHAEL COONEY 1st District, Chair
CECILIA BROWN 2nd District
CERENE ST. JOHN 3rd District
LARRY FERINI 4th District
DANIEL BLOUGH 5th District, Vice-Chair

County of Santa Barbara
Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBT) 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 CSBT Channel 20. This hearing will also be streamed live on CSBT'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. **ADMINISTRATION OF OATH OF OFFICE TO NEWLY APPOINTED THIRD DISTRICT COMMISSIONER CERENE ST. JOHN:** Michael Allen, Chief Deputy Clerk of the Board, administered the Oath of Office to new Third District Planning Commissioner Cerene St. John.
- IV. **ROLL CALL:** Commissioner Cooney was absent.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- IX. **MINUTES:** The Minutes of May 31, 2017 and June 7, 2017 were considered as follows:

ACTION: **Continued review of the Minutes of May 31, 2017 and June 7, 2017 to the hearing of July 12, 2017.**

 Ferini/St. John Vote: 4-0 (Cooney absent)
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** By Dianne M. Black.

XI. CONSENT AGENDA ITEMS AND PROCEDURE:

	Lucas & Lewellen Winery	
C-1.	17TEX-00000-00006 Development Plan Time Extension	Los Alamos
	<u>08NGD-00000-00001</u>	John Zorovich, Supervising Planner (805) 934-6297 Shannon Reese, Planner (805) 934-6261

Hearing on the request of Royce Lewellen of Lucas & Lewellen L.P. to consider Case No. 17TEX-00000-00006 [application filed on March 15, 2017] for a one year time extension to March 24, 2018 (from the date of the March 24, 2017), , for Case No. 03DVP-00000-00001 in compliance with Section 35.84.030 of the County Land Use and Development Code, on property zoned M-1; and to accept the previously adopted Mitigated Negative Declaration (MND) (Case No. 08NGD-00000-00001) as adequate Environmental Review for Case No. 17TEX-00000-00006 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, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Land Use, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding. The MND and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The application involves Assessor Parcel No. 133-130-039, located at Highway 101 and Price Ranch Road in the Los Alamos area, Third Supervisorial District.

ACTION: Approved the time extension.

St. John/Ferini Vote: 4-0 (Cooney absent)
10 day appeal period; fee required

XII. STANDARD AGENDA:

1.	15CUP-00000-00023 Verizon at Vieja Drive Telecommunication Facility	Goleta
	<u>Exempt, CEQA Guidelines Sections 15303 & 15304</u>	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 located in the public right-of-way along Vieja Drive. The antenna would be mounted on a pole top location in either of the following three locations: (1) collocated on the existing pole at the corner of Via Docena and Vieja Drive (NOTE: this pole would be replaced with a straight and upright pole of the same height and material and would extend the height of the pole by approximately 3 feet), (2) collocated on the existing light pole at the corner of Village Lane and Vieja Drive (NOTE: this pole would be replaced with a new pole of the same height and material, albeit a sturdier pole that could support the additional equipment and the antenna would increase the height of the pole by approximately 4-6 feet), or (3) on a new, non-collocated pole located approximately 75 feet to the east of the existing light pole at the corner of Village Lane and Vieja Drive (NOTE: this pole would be located on the south side of Vieja drive). Additional ground mounted equipment within the public right-of-way would include an equipment cabinet and meter pedestal, the locations of which are pending based on the selected pole location. However they would be located on the north side of Vieja Drive within the public right-of-way. The project would be in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, adjacent to

property zoned DR-3.5; and to accept the CEQA Exemption 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 site would be located within the public right-of-way along Vieja Drive near the vicinity of Village Lane or Via Docena in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District. (Continued from 1/25/17, 2/22/17, 3/08/17, and 4/05/17)

ACTION: Continued the item to the hearing of September 27, 2017.

**Brown/St. John Vote: 4-0 (Cooney absent)
Appeal process not applicable.**

- 16CUP-00000-00029**
16CDP-00000-00105
2. **17GOV-00000-00002 Baron Ranch Trail Improvements Gaviota**
Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner (805) 884-8068

Hearing on the request of Rita Bright (AMEC Foster Wheeler) agent for the applicant, County of Santa Barbara Community Services Department-Parks Division, to consider the following:

- a) **16CUP-00000-00029** [application filed on December 28, 2016] for a Conditional Use Permit allowing improvements to Baron Ranch Trail including realignment of portions of the trail, construction of a pedestrian bridge, and construction of a vehicle turnaround in compliance with Section 35.82.060 of the County Land Use and Development Code, and Section 35-69.4 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-100 (inland portion) and AG-II-320 (coastal portion);
- b) **16CDP-00000-00105** [application filed on December 13, 2016] for a Coastal Development Permit in compliance with Section 35-169 of Article II, the Coastal Zoning Ordinance, on property zoned AG-II-320 to allow improvements to Baron Ranch Trail including realignment of portions of the trail, construction of a pedestrian bridge, construction of a vehicle turnaround, and erection of signs;
- c) **17GOV-00000-00002** [request received on June 16, 2017] for a determination that the proposed trail realignment, bridge, fencing, and vehicular turnaround construction are in conformance with the Comprehensive Plan, including the Coastal Land Use Plan and Gaviota Coast Plan, pursuant to Government Code Section 65402(a); and

to adopt the Mitigated Negative Declaration prepared by the County of Santa Barbara Community Services Department-Parks Division under the California Environmental Quality Act pursuant to the Guidelines for the implementation of CEQA. As a result of this project, potentially significant but mitigable effects on the environment are anticipated in the following categories: Biological Resources, Fire Protection, Noise. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu Street, Santa Barbara and online at www.sbcountyplanning.org. The application involves AP No. 081-150-032 and 081-100-005, located at 14550 Calle Real, in the Gaviota area, Third Supervisorial District.

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

**St. John/Ferini Vote: 4-0 (Cooney absent)
10 day appeal period; no fee required (Coastal Zone)**

**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

G:\GROUP\PC_STAFF\WP\PC\AGENDAS\PC AGD 2017\06-28-07MKD.DOC