



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of June 29, 2016
9:00 a.m.

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

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 (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 June 1, 2016 were considered as follows:
ACTION: Approved the Minutes of June 1, 2016.
Blough/Brown Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**
C-1. 16GOV-00000-00004 Garrison Rancho Easements Carpinteria
Government Code Conformity
Alex Tuttle, Supervising Planner (805) 884-6844
Sean Herron, Planner (805) 568-3510

Hearing on the request of Jonathan Frye, Engineering Manager for the Santa Barbara County Flood Control and Water Conservation District, to consider Case No. 16GOV-00000-00004, [application filed on May 20, 2016], for a determination that the transfer of fee ownership from Garrison Rancho, LLC to the Santa Barbara County Flood Control and Water Conservation

District (District) (identified as APNs 155-170-067, 155-170-068, and portions of 155-180-074), conveyance of fee ownership from Rancho Monte Alegre to the District (identified as APN 155-170-030), the conveyance of a water pipeline easement from the District to Garrison Rancho, LLC (located on portions of APNs 155-170-029 and 155-180-088), and conveyance of a variable width access easement from Garrison Rancho, LLC to the District (APN 155-180-074) conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code §65402(c). The sites are located in the Carpinteria area, First Supervisorial District.

ACTION: Determined the project to be in conformity with the Comprehensive Plan, pursuant to Government Code Section 65402(c).

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

XI. STANDARD AGENDA:

- 1. 15CUP-00000-00024 Verizon at Rhoads Avenue Telecommunication Facility Goleta
Exempt, CEQA Guidelines Sections 15303 & 15304 Alex Tuttle, Supervising Planner (805) 884-6844
Sean Herron, Planner (805) 568-3510**

Hearing on the request of Melissa Samarin of Sequoia Deployment Services, agent for the applicant Verizon Wireless and property owner Southern California Joint Pole Committee, to consider Case No. 15CUP-00000-00024 [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 24'-2" utility pole and new equipment cabinets 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 7-R-1; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines 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 is located within the public right-of-way on Walnut Lane adjacent to 5107 Rhoads Avenue in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District.

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

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

- 2. 16APL-00000-00003 Vander Muelen Appeal of Directors Determination Santa Maria
Exempt, CEQA Guidelines Sections 15378 Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner (805) 884-8068**

Hearing on the request of Richard Adam, attorney for the owner, John Vander Meulen, to consider the appeal, Case No. 16APL-00000-00003 [application filed on January 21, 2016] in compliance with Chapter 35.102 of the County Land Use and Development Code, of the Director's determination of unpermitted recreational use of motor vehicles and establishment of a sports and outdoor recreation facility on property located in the 3-E-1 Zone; and to determine that the activity is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15378. The application involves Assessor Parcel No. 105-010-033, located at 4655 Song Lane, in the Santa Maria area, Fourth Supervisorial District.

and certify the Supplement (13EIR-00000-00005) to the Environmental Impact Report (82-EIR-11) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are not anticipated. The Supplement to the EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara (or 624 W. Foster Rd., Santa Maria). The Supplement to the EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP Nos. 113-020-018, 113-020-020, and 113-020-021, located at 6350 Main Street, Guadalupe area, Third Supervisorial District. (Continued from 9/10/14 and 11/12/14)

ACTION: Approved the project, with revisions to the Conditions of Approval and Supplemental EIR.

**Blough/Brown Vote: 4-0-1 (Brooks abstained)
10 day appeal period; fee required.**

5. 16APL-000000-00009 McDermott Appeal of Solvang Friendship House Solvang
Exempt, CEQA Guidelines Sections 15303 John Zorovich, Supervising Planner (805) 934-6297
Hilary Thomson, Planner (805) 934-6269

Hearing on the request of Gary McDermott, appellant to consider the appeal, Case No. 16APL-00000-00009; [appeal filed on April 4, 2016] in compliance with Chapter 35.102 of the County Land Use and Development Code, of the Director's decision to approve 16LUP-00000-00118, a Land Use Permit for the renovation of an existing parking lot and the construction of a second driveway approach that will relocate the property's primary access point from Friendship Lane to Carriage Drive on property located in the 1-E-1 Zone; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15303. The appeal involves AP No. 141-211-067, located at 800 Friendship Lane, Solvang area, Third Supervisorial District.

ACTION: Denied the appeal, Case No. 16APL-00000-00009; Determined that the previously adopted Negative Declaration (04NGD-00000-00009) is adequate environmental review for Case No. 16LUP-00000-00118; Made the required findings for approval of the project, including CEQA findings; and granted *de novo* approval of Case No. 16LUP-00000-00118.

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

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