



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of September 10, 2014
9:00 a.m.

C. MICHAEL COONEY 1st District
CECILIA BROWN 2nd District, Vice-Chair
JOAN HARTMANN 3rd District
LARRY FERINI 4th District
DANIEL BLOUGH 5th District, 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 (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 <http://www.countyofsb.org/ceo/csbtv.aspx?id=1558> and digitally archived at <http://www.countyofsb.org/ceo/media02.aspx>

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 August 27, 2014 were considered as follows:
 - ACTION:** Approved the Minutes of August 27, 2014 (excluding Item #2)
Brown/Ferini Vote: 5-0
 - ACTION:** Approved the Minutes of August 27, 2014 (Item #2)
Ferini/Brown Vote: 4-0-1 (Blough abstained)
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**
 1. **13RVP-00000-00119 Shell Guadalupe Dunes Gravel**
14CDP-00000-00072 Remediation In-Lieu Proposal **Guadalupe**
13EIR-00000-00005 Errin Briggs, Energy Specialist (805) 568-2047
Matt Young, Planner (805) 568-2513

Hearing on the request of SWEPI, LP to consider:

- a) **13RVP-00000-00119** [application filed on December 2, 2013], for approval of a revision to Conditional Use Permit no. 82-CP-75(cz), in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned RES-320 to remove Condition No. 31 from the permit;
- b) **14CDP-00000-00072**, for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned RES-320 to accept a fee in lieu of gravel removal;

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.

ACTION: Continued the item to the hearing of November 12, 2014 at the request of the Commission.

Hartmann/Brown Vote: 5-0
Appeal process non-applicable.

02PMC-00000-00182
92-CP-074

2. **92-RP-001** CalPortland Company Condition Compliance Review **Santa Maria**
Errin Briggs, Energy Specialist (805) 568-2047
Susan Curtis, Planner (805) 568-3573

Hearing on the request of Bob Kober, agent for CalPortland Construction to consider the following:

- a) Hearing as required by Condition No. 1 of Case Nos. 92-CP-074 and 92-RP-001 to review compliance with the provisions of the Conditional Use Permit approved by the Board of Supervisors on December 9, 1997, on properties zoned AG-II-100.

The application involves AP Nos.: 128-033-004, 128-033-005; 128-094-002, 128-094-004, 128-094-005; 128-101-001, 128-101-003; 129-030-012, 129-030-017; 129-040-003, 129-040-010, 129-040-011, 129-110-001, 129-110-004, 129-110-005, 129-110-008, 129-110-021, 129-110-025, 129-100-023, 129-100-008; 129-180-010, 129-210-027; 129-220-011, 129-229-015, 129-220-024, 129-220-017, 129-220-016, 129-220-034; 133-040-011; 133-010-014, 133-010-015 and 101-050-008, located along the Santa Maria and Sisquoc Rivers in the Fifth Supervisorial District. (Continued from 7/22/14)

ACTION: Received and filed the staff report on condition compliance for Case Nos. 92-CP-074 and 92-RP-001, accepted staff's analysis and recommendation that the project is in compliance with permit conditions of approval and that the conditions are effectively mitigating the significant environmental impact of the project and no changes to the conditions are required at this time, and determined that no additional CEQA review is required.

Blough/Ferini Vote: 5-0

Appeal process not applicable

3. **02CUP-00000-00006**
02PMC-00000-00025 **Santa Barbara Sand and Topsoil Compliance Review** **Goleta**

Errin Briggs, Energy Specialist (805) 568-2047
Susan Curtis, Planner (805) 568-3573

Hearing on the request of Vic Batastini, agent for Santa Barbara Sand and Topsoil to consider the following:

- a) Hearing as required by Condition No. 6 of Case No. 02CUP-00000-00006 to review compliance with the provisions of the Conditional Use Permit approved by the Board of Supervisors on January 21, 2003, on property zoned AG-II-100.

The project involves AP No. 079-100-017, located at 805 Ellwood Ranch Road, Goleta, Third Supervisorial District. (Continued from 7/22/14)

ACTION: **Received and filed the staff report on condition compliance for Case No. 02CUP-00000-00006, accepted staff's analysis and recommendation that the project is in compliance with permit conditions of approval and that the conditions are effectively mitigating the significant environmental impact of the project and no changes to the conditions are required at this time, and determined that no additional CEQA review is required.**

Brown/Cooney

Vote: 5-0

Appeal process not applicable

4. **02PMC-00000-00161**
86-CP 106 RV01
86-RP-006 RV01 **Hanson Aggregates Condition Compliance Review** **Santa Maria**

Errin Briggs, Energy Specialist (805) 568-2047
Susan Curtis, Planner (805) 568-3573

Hearing on the request of Steve Zacks, agent for Lehigh Hanson Aggregates to consider the following:

- a) Hearing as required by Condition No. 1 of Case Nos. 86-CP-106 RV01 and 86-RP-006 RV01 to review compliance with the provisions of the Conditional Use Permit and Reclamation Plan approved by the Board of Supervisors on December 9, 1997, on properties zoned AG-II-100.

The application involves AP Nos.: 129-210-026, 129-110-024, 129-110-013, 129-110-014, 129-110-015, 129-110-016, 129-110-017, 129-110-018, located along the Santa Maria and Sisquoc Rivers in the Fifth Supervisorial District. (Continued from 7/22/14)

ACTION: **Received and filed the staff report on condition compliance for Case Nos. 86-CP-106 RV01 and 86-RP-006 RV01, accepted staff's analysis and recommendation that the project is in compliance with permit conditions of approval and that the conditions are effectively mitigating the significant environmental impact of the project and no changes to the conditions are required at this time, determined that no additional CEQA review is required, and directed staff to return to the Planning Commission in four years (September 2018) to provide a review of the applicant's compliance record pursuant to Condition No. 1 of Conditional Use Permit Case No. 86-CP-106 RV01 and Reclamation Plan Case No. 86-RP-006 RV01.**

Blough/Ferini **Vote: 4-1 (Hartmann no)**
Appeal process not applicable

5. **Verizon New Telecommunications**
14CUP-00000-00010 Facility at Gloria Dei Lutheran Church **Orcutt**
Exempt, CEQA Guidelines Section 15303 John Karamitsos, Supervising Planner (805) 934-6255
and 15304 Dana Eady, Planner (805) 934-6266

Hearing on the request of Jay Higgins, agent for the applicant, Verizon Wireless, to consider Case No. 14CUP-00000-00010 [application filed on April 17, 2014] to allow for the construction and operation of an unstaffed telecommunications facility with an 80-foot tall antenna support structure designed as a faux eucalyptus tree, 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-6.0; and to determine the project is exempt pursuant to Sections 15303 and 15304 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 107-250-015, located approximately ¼ mile south of the intersection of Union Valley Parkway and Orcutt Road, known as 4380 Orcutt Road, Orcutt Community Planning area, Fourth Supervisorial District.

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

Ferini/Hartmann **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