



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA

Hearing of September 27, 2017  
9:00 a.m.

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C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
CERENE ST. JOHN	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:** Michele Weslander Quaid reported on violations of project conditions for the Cavaletto Tree Farm project. Todd Wilson requested clarification regarding scheduling of the Oasis (Key Site 18) project before the Planning Commission.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **MINUTES:** The Minutes of September 13, 2017 were considered as follows:  

**ACTION: Approved the Minutes of September 13, 2017.**

**Blough/Ferini                      Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**
  1. **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 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, 4/05/17, and 6/28/17)

**ACTION: Continued the item to the hearing of December 6, 2017.**

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

2.	<b>17RVP-00000-00046</b> <b>17RVP-00000-00071</b> <b>17RVP-00000-00072</b>	<b>Golden Inn and Village  Development Plan Revision</b>	<b>Santa Ynez</b>
	<b>Addendum to 14NGD-00000-00007</b>		John Zorovich, Supervising Planner (805) 934-6297 Dana Eady, Planner (805) 568-6266

Hearing on the request of Lisa Plowman of RRM Design Group, agent for Golden Inn & Village Senior, LP, Golden Inn & Village Family, LP, and the Rona Barrett Foundation, owners, to consider the following:

- a) **17RVP-00000-00046** [application filed on May 5, 2017] for the approval of a revision to Case No. 12DVP-00000-00014 to approve changes to the parking lot lights and to the project description regarding site drainage and grading quantities in compliance with Section 35.84.040 of the County Land Use and Development Code, on property zoned PI;
- b) **17RVP-00000-00071** [application filed on August 17, 2017] for the approval of a revision to Case No. 13DVP-00000-00005 to approve changes to the parking lot lights and to the project description regarding site drainage, grading quantities and overall square footage in compliance with Section 35.84.040 of the County Land Use and Development Code, on property zoned DR;
- c) **17RVP-00000-00072** [application filed on August 17, 2017] for the approval of a revision to Case No. 13DVP-00000-00006 to approve changes to the parking lot lights and to the project description regarding site drainage, grading quantities and overall square footage in compliance with Section 35.84.040 of the County Land Use and Development Code, on property zoned DR; and to

accept the Addendum to the Mitigated Negative Declaration (14NGD-00000-00007) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this project. The original Mitigated Negative Declaration identified less than significant impacts with mitigation in the following categories: Aesthetics/Visual Resources, Biological Resources, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding. The Addendum to the Mitigated Negative Declaration and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria, and online at: <http://www.sbcountyplanning.org/boards/pc/cpc.cfm>. The applications involve Assessor Parcel Nos. 141-380-045, 141-380-046, 141-380-047, located at 890 Refugio Rd in the Santa Ynez Community Planning Area, Third Supervisorial District. (Continued from 8/30/17)

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

**St. John/Blough Vote: 5-0**

**10 day appeal period; fee required.**

3. **17CUP-00000-00003** **Isla Vista/**  
**17CDP-00000-00007 SoCal Gas Advanced Meter Project** **Gaviota/Summerland**  
Exempt, CEQA Guidelines Sections 15301(b), 15303(d), Errin Briggs, Energy Specialist (805) 568-2047  
& 15304(f) Joe Dargel, Planner (805) 568-3573

Hearing on the request of Olivia Gutierrez, agent for the applicant, Southern California Gas Company (SoCalGas), to consider Case Nos. 17CUP-00000-00003 and 17CDP-00000-00007 [applications filed on January 18, 2017] for a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) in compliance with Section 35-172 and Section 35-169 of Article II, Coastal Zoning Ordinance, to allow the installation of Advanced Meter data collection units (DCUs) at eight locations on County public rights-of-way in the vicinities of Gaviota, Goleta, Isla Vista, and Summerland; and to determine the project is exempt pursuant to Sections 15301(b), 15303(d), and 15304(f) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). The application involves coastal County rights-of-way (no assigned Assessor Parcel Numbers) in the Gaviota, Goleta, Isla Vista, and Summerland Areas, First and Third Supervisorial Districts.

**ACTION: Continued the item to the hearing of November 1, 2017, and directed staff to return with additional information regarding alternative site locations within the Gaviota Coast Community Plan area.**

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

4. **Greenhouse Gas Mitigation Opportunities in Santa Barbra County Countywide**

The Planning Commission will receive a report from Air Pollution Control District staff regarding possible greenhouse gas mitigation strategies in Santa Barbara County.

**ACTION: The Planning Commission received a report on possible greenhouse mitigation strategies from Air Pollution Control District staff. No action was taken.**

**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)**

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Dianne M. Black  
Secretary to the Planning Commission

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