



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

**Special Hearing of July 24, 2014
9:00 a.m.**

DANIEL EIDELSON, CHAIR
J'AMY BROWN, 1st VICE CHAIR
MICHAEL PHILLIPS, 2nd VICE CHAIR
JACK OVERALL
SUE BURROWS

Santa Barbara County
Planning Commission Hearing Room
123 East Anapamu Street, Room 17
Santa Barbara, CA 93101
(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: *The special hearing of July 24, 2014 will be 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 this special hearing will be on Thursday, July 24 at 5:00 p.m. and Sunday, July 27 at 10:00 a.m. on CSBT Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **PROJECTION REPORT:** by Dianne M. Black.
- V. **PUBLIC COMMENT:** None.
- VI. **STANDARD AGENDA:**

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|----|--------------------------|---|------------------|
| 1. | 13CUP-00000-00009 | Crown Castle DAS Montecito Inland | Montecito |
| | 14NGD-00000-00004 | Zoraida Abresch, Supervising Planner (805) 884-8051
Megan Lowery, Planner (805) 568-2517 | |

Public hearing at the request of the County Board of Supervisors, for the Montecito Planning Commission to act as an advisory body for comments on Case No. 13CUP-00000-00009, [application filed on April 23, 2013] for a Conditional Use Permit allowing the installation of 16 new telecommunications facilities as part of a distributed antenna system network, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on properties zoned 1-E-1, 2-E-1, 5-E-1, and RMZ-40. The application involves inland County rights-of-way (no assigned Assessor Parcel Numbers), in the Montecito area, First Supervisorial District.

This application includes 16 antennas (“nodes”) mounted to existing individual utility poles and six (6) fiber segments in the inland areas of Montecito, First Supervisorial District. All of the proposed nodes and fiber segments are within the road rights-of-way. Roads and road right-of-ways do not have assigned parcel numbers or addresses; however for clarity, the adjacent property addresses and Assessor Parcel Numbers are used as reference. (Continued from 5/21/14)

Site No. **MON01** Right-of-way of Sheffield Drive
Adjacent to 007-480-016 addressed as 565 Sheffield Drive

Site No. **MON02** Right-of-way of Lilac Drive

Adjacent to 007-070-020, addressed as 846 Lilac Drive

Site No. **MON03** Right-of-way of Sheffield Drive
Adjacent to 007-460-001, addressed as 2165 Birnam Wood Drive

Site No. **MON05** Right-of-way of Park Lane
Adjacent to 007-020-044, addressed as 985 Park Lane

Site No. **MON06** Right-of-way of Lilac Drive
Adjacent to 007-110-067, addressed as 730 Lilac Drive

Site No. **MON07** Right-of-way of Bella Vista Drive
Adjacent to 007-040-005, addressed as 2395 Bella Vista Drive

Site No. **MON08** Right-of-way of Sheffield Drive
Adjacent to 005-550-005, addressed as 336 Sheffield Drive

Site No. **MON11** Right-of-way of Lilac Drive
Adjacent to 007-110-038, addressed as 755 Romero Canyon Road

Site No. **MON16** Right-of-way of Buena Vista Drive
Adjacent to 007-060-090, addressed as 900 Buena Vista Drive

Site No. **MON18** Right-of-way of Bella Vista Drive
Adjacent to 007-040-003 addressed as 2299 Bella Vista Drive

Site No. **MON19** Right-of-way of Romero Canyon Road
Adjacent to 155-030-044, addressed as 969 Romero Canyon Road

Site No. **MON20** Right-of-way of Romero Canyon Road
Adjacent to 155-050-004, addressed as 850 Romero Canyon Road

Site No. **MON21** Right-of-way of Camino del Rosario
Adjacent to 155-211-001, addressed as 2245 Camino del Rosario

Site No. **MON23** Right-of-way of Romero Canyon Road
Adjacent to 155-030-055 addressed as 1000 Romero Canyon Road

Site No. **MON29** Right-of-way of Lilac Drive
Adjacent to 007-140-002, addressed as 663 Lilac Drive

Site No. **MON31** Right-of-way of Tollis Avenue
Adjacent to 007-130-017, addressed as 695 Olive Avenue

Fiber segments:

Segment No. **FL04** Right-of-way of Bella Vista Drive, approximately 664 feet
Adjacent to 007-020-060, addressed as 945 Park Lane

Segment No. **FL05** Right-of-way of Bella Vista Drive, approximately 929 feet
Adjacent to 007-040-018, addressed as 2332 Bella Vista Drive

Segment No. **FL06** Right-of-way of Lilac Drive, approximately 828 feet
Adjacent to 007-140-002, addressed as 663 Lilac Drive

Segment No. **FL07** Right-of-way of Lilac Drive, approximately 482 feet

Adjacent to 007-140-005, addressed as 2030 East Valley Road

Segment No. **FL08** Right-of-way of Bella Vista Drive, approximately 878 feet
Adjacent to 007-040-022, addressed as 2480 Bella Vista Drive

Segment No. **FL10** Right-of-way of Lilac Drive, approximately 483 feet
Adjacent to 007-110-064, addressed as 799 Lilac Drive

The Montecito Planning Commission provided the following comments on Case No. 13CUP-00000-00009, acting as an advisory body to the Santa Barbara County Board of Supervisors:

General Comments:

- Underground fiber unless it would interfere with the existing vegetation then underground in roadway.
- Slim down BBUs.

MON-01 – Sheffield (East Valley)

- Confirm whether pole located across the street is high voltage or not. If not, move site across the street to accommodate neighbors. (Burrows, Phillips)
- OK with site. (Brown, Eidelson)
- No visual impact except for antenna; OK with the site. (Overall)

MON-02 - Lilac Drive

- Acceptable. (Overall)
- No comment. (Brown, Burrows, Eidelson, Phillips)

MON-03 – Sheffield

- Public Works/Planning oversight of tree trimming. (Burrows)
- To the extent feasible, the vault should be enlarged to include the BBU. If the vault cannot be enlarged, would prefer that the other carrier equipment (currently proposed to be relocated into the vault) stays on pole so that the BBU can be accommodated with vault. Look at redesign of BBU- make it smaller. If none of the above works, BBU should be eliminated for this site. (Overall)
- BBU needs to be vaulted. (Brown)
- Engineers need to work out battery issue (weight on pole). (Eidelson)

MON-05 – Park Lane

- Move pedestal closer to existing equipment. (Brown)
- Acceptable. (Overall)

MON-06 – Lilac Drive

- Would like the applicant to design a smaller vault to house BBUs and located BBU underground. If this is not possible, eliminate BBU at this site. (Overall)
- Applicant to look into a standardized dimensioned box to house pole mounted equipment (including the BBUs). MBAR to consider this design. (Brown, Burrows)

MON-07 – Bella Vista Drive

- Underground BBU or eliminate it; preference to underground fiber. (Overall, Brown)

MON-08 – Sheffield (using existing fiber)

- Underground BBU or eliminate it. (Overall)

MON-11 – Lilac Drive

- Reconfigure or vault BBU, or eliminate it. (Overall)
- Explore small vault to underground BBU provided it does not impact trees. If it would, proposal fine as is. (Brown)

MON-16 – Buena Vista Drive

- Underground equipment (including BBU) provided replacement screening could be planted in the general area. (Overall)

MON-18 – Bella Vista Drive

- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-19 – Romero Canyon Road

- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-20 – Romero Canyon Road

- Equipment OK. Underground fiber.

MON-21 – Camino del Rosario

- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-23 – Romero Canyon Road

- Move BBU to pedestal (Overall)

MON-29 – Lilac Drive

- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-31 – Tollis Avenue

- OK

2.	13CUP-00000-00010		
	14CDP-00000-00002	Crown Castle DAS Montecito Coastal	Montecito
	14NGD-00000-00004	Zoraida Abresch, Supervising Planner (805) 884-8051 Megan Lowery, Planner (805) 568-2517	

Public hearing at the request of the County Board of Supervisors, for the Montecito Planning Commission to act as an advisory body for comments on Case Nos. 13CUP-00000-00010 and 14CDP-00000-00002, [applications filed on April 23, 2013 and January 7, 2014] for a Conditional Use Permit and Coastal Development Permit allowing the installation of eleven new telecommunications facilities as part of a distributed antenna system network, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on properties zoned 1-E-1, 3-E-1, 20-R-1, DR-10, and AG-I-5. The application involves inland

County rights-of-way (no assigned Assessor Parcel Numbers), in the Montecito area, First Supervisorial District.

This application includes eleven (11) antennas (“nodes”) mounted to existing individual utility poles and two (2) fiber segments in the coastal areas of Montecito, First Supervisorial District. All of the proposed nodes and fiber segments are within the road rights-of-way. Roads and road right-of-ways do not have assigned parcel numbers or addresses; however for clarity, the adjacent property addresses and Assessor Parcel Numbers are used as reference. (Continued from 5/21/14)

Site No. **MON09** Right-of-way of Jameson Lane
Adjacent to 007-340-009, addressed as 1790 N. Jameson Lane

Site No. **MON13** Right-of-way of Ortega Hill Road
Adjacent to 005-680-001, addressed as 2101 Summerland Heights Lane

Site No. **MON14** Right-of-way of Jameson Lane
Adjacent to 007-440-003, addressed as 1930 Jameson Lane

Site No. **MON15** Right-of-way of Jameson Lane
Adjacent to 007-340-056, addressed as 130 Tiburon Bay Lane

Site No. **MON24** Right-of-way of Sheffield Drive
Adjacent to 005-560-003, addressed as 260 Sheffield Drive

Site No. **MON25** Right-of-way of San Leandro Lane
Adjacent to 007-350-051, addressed as 1885 San Leandro Lane

Site No. **MON26** Right-of-way of Jameson Lane
Adjacent to 009-251-005, addressed as 1424 La Verada Lane

Site No. **MON27** Right-of-way of Jameson Lane
Adjacent to 009-241-012, addressed as 1333 Santa Clara Way

Site No. **MON28** Right-of-way of Jameson Lane
Adjacent to 007-331-011, addressed as 1566 N. Jameson Lane

Site No. **MON30** Right-of-way of San Leandro Lane
Adjacent to 007-340-034, addressed as 1769 San Leandro Lane

Site No. **MON32** Right-of-way of San Leandro Lane
Adjacent to 007-312-005, addressed as 1595 Ramona Lane

Fiber segments:

Segment No. **FL03** Right-of-way of San Leandro Lane, approximately 268 feet
Adjacent to 007-312-005, addressed as 1595 Ramona Lane

Segment No. **FL09** Right-of-way of Sheffield Drive, approximately 417 feet
Adjacent to 005-550-005, addressed as 336 Sheffield Drive

The Montecito Planning Commission provided the following comments on Case Nos. 13CUP-00000-00010 and 14CDP-00000-00002, acting as an advisory body to the Santa Barbara County Board of Supervisors:

MON-09 – Jameson Lane

- Explore undergrounding fiber.
- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-13– Ortega Hill Road

- Relocate pedestal to south side (QAD) of the street.

MON-14 – Jameson Lane

- Underground fiber.

MON-15 – Jameson Lane

- Slim down BBU (don't eliminate in this location)
- Underground fiber in roadway if possible.

MON-24 – Sheffield Drive

- OK

MON-25 – San Leandro lane

- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-26 – Jameson Lane

- OK

MON-27 – Jameson Lane

- OK

MON-28 – Jameson Lane

- Include all equipment possible in pedestal.

MON-30 – San Leandro Lane

- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-32 – San Leandro Lane

- OK

Commissioner Comments:

Overall

- BBU – not an objection to back up power, don't want the visual impacts.

Phillips

- Visual impact enormous and clearly in violation of Community Plan. BOS should deny, still no evidence that this is needed.

- Not convinced impacts cannot be further reduced through redesign.
- Project could come in stages.
- Condition #16 needs to be stronger; change should be almost immediate.

Brown

- Appreciates applicant's efforts.
- Doesn't agree with all comments.
- MON-17 and MON-22 – wants them permanently removed but at the very least wants to make sure CUPs would come back to the MPC.
- Encroachment policies should be adhered to.
- Aesthetic-04 – When the project goes back to MBAR, MBAR to review caution signs and look to reduce visibility as feasible (colors, size, placement). Encroachment policies should be taken into consideration. MBAR should consider innovative screenings of power pedestal – faux stone, shrubs. Long box on pole v. varied sizes. Consider utility company tree trimming.
- Condition #10 – Wants noise shield installed around each fan.
- Condition #16 – The review should be by the MPC, rather than the Director. 10% cost limits – provide a more solid explanation regarding how this is determined.
- Facility maintenance – Graffiti should be included.

Overall

- BBU – Better design or technology would have eliminated a lot of comments.
- Wireless tariff rate – SCE should be encouraged to revisit their standards to address clutter in the community.
- Concern that Verizon may out-compete other companies – CPUC should regulate (monopoly).
- Condition #16 – 5 year time frame may not be right? Depreciation? 10% of cost may not be correct.

Burrows

- Consider uniform container box.
- Underground facilities where possible but protect trees.
- Condition #16 review should be by MPC

Eidelson

- Appreciate applicants' changes.
- Tariff issue with SCE – would like to work on that.
- Letter to SCE from Board of Supervisors or MPC on standards.

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 Montecito Planning Commission