



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of March 8, 2017  
9:00 a.m.

C. MICHAEL COONEY 1st District, Chair  
CECILIA BROWN 2nd District  
MARELL BROOKS 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 (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 (Brown via remote)
- 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 February 22, 2017 were considered as follows:  
**ACTION: Approved the Minutes of February 22, 2017.**  
**Brooks/Blough Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**
  1. **Long Range Planning Division Annual Work Program FY 2017-18 Countywide**  
Exempt, CEQA Guidelines Section 15378(b)(5) Dan Klemann, Deputy Director (805) 568-2072

Hearing on the request of the Planning and Development Department Long Range Planning Division staff for the Planning Commission to receive a report on the Long Range Planning Division's FY 2017-2018 Work Program, and direct staff to forward any comments to the Board of Supervisors. (Continued from 2/22/17)

**ACTION:** Received a report on the Long Range Planning Division FY 2017-2018 Annual Work Program, and directed staff to forward a recommendation to the Board of Supervisors to determine that the Board’s action is not a “project,” and to allocate funding and staff resources to continue work on required services, conduct operations, and work on projects with remaining work from the FY 2016-17 Work Program and initiate new state mandated and non-mandated projects supported by general fund contributions for the FY 2017-18 Work Program, and request that the Board consider the following: reduce the time estimate for the Hoop Structures Ordinance Amendments from 0.4 FTE to 0.2 on the On-Going Projects list; prioritize the Outdoor Lighting Ordinance Project, and add it to the FY 2017-2018 Work Program; the recommendations of the Agricultural Advisory Committee to include the following projects in the FY 2017-2018 Work Program: a) categorical Exclusions for agricultural development in the coastal zone, b) second residential units on agricultural II zoned land, and c) streamlined permit process for farm worker housing; a new frontage road connection from Santa Maria Way to Union Valley Parkway, as part of the Circulation Element Update Project; add a new project to the FY 2017-2018 Work Program to rezone lands with a Shopping Center (SC) zoning designation to a commercial zoning designation; and a community plan study for the Lompoc Valley.

**Brown/Brooks**                      **Vote: 4-1 (Blough no)**  
**Appeal process not applicable.**

**2.      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 collocated on an existing 25’-2” utility pole and new equipment cabinet and meter pedestal 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 DR-3.5; and to determine that the project is exempt from CEQA 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 application involves Assessor Parcel No. 065-680-009 and is located within the public right-of-way on Vieja Drive across the street from 965 Village Lane in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District. (Continued from 1/25/17 and 2/22/17)

**ACTION:** Continued the project to the hearing of April 5, 2017, at the request of the Commission.

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

**3. 16LLA-00000-00005      Tri-M Rental Group Lot Line Adjustment      Santa Maria  
Exempt, CEQA Guidelines Section 15305(a)      John Zorovich, Supervising Planner (805) 934-6297  
Nereyda (Rey) Montano, Planner (805) 934-6587**

Hearing on the request of Lisa Bodrogi, Cuvée Connections, agent for Eric Gamble, owner, to consider Case No. 16LLA-00000-00005 [application filed on September 15, 2016] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35.30.110 of the County Land Use and Development Code to adjust the boundaries between three lots of 230.79 acres (existing Lot No. 1), 316.23 acres (existing Lot No. 2), and 278.51 acres (existing Lot No. 3) into a 293 acre lot (proposed Lot No. 1), a 101.1 acre lot (proposed Lot No. 2), and a 431.43 acre lot (proposed Lot No. 3), on property located in the AG-II-100 Zone; and to determine the project is exempt from environmental review pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel Numbers 129-030-009, -013, -014, -016, -017, -020, 129-040-002, -003, -008, -010, and -014 through -017, located on both sides of the intersection of Foxen Canyon Road and Santa Maria Mesa Road in the Santa Maria area, Fifth Supervisorial District.

**ACTION:      Approved the project.**

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

**4. CEQA Training**

The Planning Commission will receive training on the California Environmental Quality Act (CEQA) from County Counsel staff. (Continued from 2/22/17)

**ACTION:      Continued the project to the hearing of March 29, 2017, at the request of the Commission.**

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

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