



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of May 2, 2018
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
JOHN PARKE	3rd District, Vice Chair	123 East Anapamu Street
LARRY FERINI	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, 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 Jeff Wilson.
- V. **PROJECTION REPORT:** by Jeff Wilson.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- IX. **CONSENT AGENDA ITEMS AND PROCEDURE:** None.
- X. **STANDARD AGENDA:**

		Carpinteria
1. 17GPA-00000-00003	Highway 101: Carpinteria to	Toro Canyon
18ORD-00000-00004	Barbara Local Coastal Program Amendment	Summerland
Exempt, CEQA Guidelines Section 15265	Alex Tuttle, Supervising Planner (805) 884-6844	Tess Harris, Planner (805) 568-3319

Hearing on the request of Errin Silva, GPA Consulting, agent for the owner, the California Department of Transportation (Caltrans) to consider Case Nos. 17GPA-00000-00003 and 18ORD-00000-00004 [applications filed on July 24, 2017], in compliance with Section 35-180 of Article II, the Coastal Zoning Ordinance, proposing to amend the County's certified Local Coastal Program, including:

- a) An amendment to the Santa Barbara County Coastal Land Use Plan, Section 3.9.4 *Environmentally Sensitive Habitat Area Overlay Designation*, by making changes to “Habitat Type: Wetlands” Policy 9-9.
- b) An amendment to the Santa Barbara County Coastal Land Use Plan, Section 3.7 *Coastal Access and Recreation* by adding subsection 3.7.8 “Highway 101: Carpinteria to Santa Barbara” and associated policies 7-31, 7-32, and 7-33.
- c) An amendment to Article II, the Coastal Zoning Ordinance, Chapter 35 *Zoning*, of the Santa Barbara County Code, by adding Section 35-102G to create a Transportation Corridor Wetland Overlay District, which would provide specific standards of development for the Highway 101: Carpinteria to Santa Barbara project, Santa Claus Lane Bikeway project, Santa Claus Lane Beach Access and Streetscape Improvements project, and additional projects identified in the Coastal Land Use Plan policies 7-31 and 7-32.

The application involves Assessor Parcel No. 111-111-111 (no assigned APN), located at and in close proximity to the Highway 101 corridor from the City of Carpinteria to approximately 0.25 miles north of Padaro Lane, in the Summerland Community Plan and Toro Canyon Plan areas, First Supervisorial District.

ACTION: Continued the item to the hearing of June 6, 2018.

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

2.	14TRM-00000-00002 16CDP-00000-00057	Abid Tract Map	Goleta
	17NGD-00000-00011	Anne Almy, Supervising Planner (805) 568-2053 Nicole Lieu, Planner (805) 884-8068	

Hearing on the request of Joseph Abid, owner, to consider Case Nos. 14TRM-00000-00002 [application filed on August 29, 2014] and 16CDP-00000-00057 [application filed on August 1, 2016] for a Vesting Tract Map in compliance with County Code Chapter 21 to divide one lot of 4.04 gross acres (existing Parcel D) into two lots of 1.67 gross acres (proposed Parcel 1) and 2.37 gross acres (proposed Parcel 2) on a property zoned 20-R-1. The application involves Assessor Parcel No. 065-280-017, unaddressed (located adjacent to 5215 Via Val Verde) in the Goleta area, Second Supervisorial District. (Continued from 12/06/17 and 1/31/18)

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

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

3.	17CUP-00000-00029	Verizon Telecommunications Facility at Roblar Avenue Conditional Use Permit	Santa Ynez
	Exempt, CEQA Guidelines Section 15303 and 15304	John Zorovich, Supervising Planner (805) 934-6297 Shannon Reese, Planner (805) 934-6261	

Hearing on the request of Tek Consulting Inc., agent for the applicant, Verizon Wireless, to consider Case No. 17CUP-00000-00029 [application filed on August 22, 2017] for a Conditional Use Permit allowing construction and operation of an unstaffed telecommunications facility with a 50 foot tall antenna support structure designed to resemble a water tower, 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 AG-I-40; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15303 and 15304. The application involves Assessor

Parcel No.141-410-002, located at Roblar Avenue, in the Santa Ynez area, Third Supervisorial District.

ACTION: Approved the project.

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

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| | Eastern Goleta Valley | | |
| 4. | 17GPA-00000-00001 | Environmentally Sensitive Habitat Overlay | |
| | 17RZN-00000-00001 | and Riparian Corridor Overlay Amendment | Goleta |
| | 14EIR-00000-00005 | David Lackie, Supervising Planner (805) 568-2023
Julie Harris, Planner (805) 568-3453 | |

Hearing on the request of the Planning and Development Department for the County Planning Commission to consider making recommendations to the Board of Supervisors regarding the following:

- a) **17GPA-00000-00001.** Recommend that the Board of Supervisors adopt a resolution amending the Eastern Goleta Valley Community Plan (EGVCP) Environmentally Sensitive Habitat and Riparian Corridor (ESH/RC) Land Use Overlay, for the Rural Area, of the Land Use Element of the Santa Barbara County Comprehensive Plan;
- b) **17RZN-00000-00001.** Recommend that the Board of Supervisors adopt an ordinance amending the EGVCP ESH/RC Zoning Overlay Map, for the Rural Area, of the County Zoning Map of the County Land Use and Development Code; and
- c) Recommend that the Board of Supervisors determine that the EGVCP Program Environmental Impact Report (EIR)(14EIR-00000-00005) is adequate environmental review for Case Nos. 17GPA-00000-00001 and 17RZN-00000-00001, and that no new environmental document is required pursuant to the California Environmental Quality Act (CEQA) State CEQA Guidelines Sections 15168(c)(2) and 15162.

The project involves lands located within the Rural Area of the EGVCP area, including Existing Developed Rural Neighborhoods, First and Second Supervisorial Districts.

ACTION: Made the required findings for approval, including CEQA findings; recommended that the Board of Supervisors determine that no environmental review document shall be prepared for this project; and adopted a resolution recommending that the Board of Supervisors approve the EGVCP ESH/RC Land Use and Zoning Overlay Map Update. In addition, as part of its recommendation to the Board of Supervisors, the Planning Commission directed staff to make a minor adjustment to the proposed RC Overlay as discussed at hearing, to remove a small area of oak trees and road as they do not meet the riparian habitat criteria.

Brown/Cooney 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

Jeff Wilson
Secretary to the Planning Commission

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