



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** Planning and Development  
**Department No.:** 053  
**For Agenda Of:** Set hearing on February 13, 2024, for March 5, 2024  
**Placement:** Set Hearing  
**Estimated Time:** 75 min. on March 5, 2024  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Lisa Plowman, Director, Planning and Development  
Director (805) 568-2086  
Contact Info: Travis Seawards, Deputy Director, Planning and Development  
(805) 568-2518  
**SUBJECT:** Set Hearing to Consider the Erickson Appeal of the County Planning Commission Approval of Verizon Wireless at Camino Majorca, Case No. 23APL-00040, Second Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

On February 13, 2024, set a hearing for March 5, 2024, to consider the recommendations of staff regarding Case Nos. 23APL-00040, 22DVP-00000-00023, 22CDP-00000-00146, and 19BAR-00000-00222, which consist of an appeal of a Director-level Development Plan and concurrent Coastal Development Permit, and the associated Board of Architectural Review application to allow the installation of a new small cell wireless facility on an existing utility pole located within the public right-of-way of Camino Majorca.

On March 5, 2024, staff recommends that your Board take the following actions:

- a) Deny the appeal, Case No. 23APL-00040;
- b) Make the required findings for approval of the project, Case Nos. 22DVP-00000-00023, 22CDP-00000-00146, and 19BAR-00000-00222, including California Environmental Quality Act (CEQA) findings;
- c) Determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303; and
- d) Grant *de novo* approval of the project, Case Nos. 22DVP-00000-00023, 22CDP-00000-00146, and 19BAR-00000-00222, subject to the conditions of approval.

**Summary Text:**

This Board Letter sets a hearing for March 5, 2024, to review an appeal of the Planning Commission's approval of the Verizon Wireless at Camino Majorca project. The project will result in the construction and use of an unmanned telecommunications facility to increase wireless capacity in the west Isla Vista area. The project is located on an existing 44-foot wood utility pole, and will not increase the height of the pole. The pole is located in the right-of-way adjacent to Assessor's Parcel No. 075-131-013, addressed as 6897 Trigo Road in the Goleta Community Plan area, Second Supervisorial District.

The analysis related to this agenda item will be docketed with a separate Board Agenda Letter for the hearing on March 5, 2024.

**Background:**

In October 2020, a Conditional Use Permit (Case No. 19CUP-00000-00047) application was submitted for the project at the current location at 6897 Trigo Road. Between January and March 2021, the Conditional Use Permit was reviewed at several Planning Commission hearings (January 13, January 27, and March 31, 2021), and the Commission directed the applicant to review other locations. On November 9, 2022, the Applicant submitted a Development Plan and Board of Architectural Review (Case Nos. 22DVP-00000-00023 and 22BAR-00000-00248) application for a new pole near 6860 Sabado Tarde Road, in the Camino Lindo right-of-way adjacent to a vacant lot. The South Board of Architectural Review (SBAR) reviewed this application and denied the request, Case No. 22BAR-00000-000248. Additionally, staff provided feedback to the Applicant that this location did not meet Article II requirements to be located on an existing pole.

Subsequently, the Applicant revised the Development Plan proposal to go back to the original location under Case No. 22DVP-00000-00023. Since the time of the original Conditional Use Permit application submittal, the permit requirement changed from a Conditional Use Permit to a director-level Development Plan for Tier 2 wireless facilities. On June 14, 2023, the director-level Development Plan and Coastal Development Permit were approved by the Director. The Director's approval was appealed by an aggrieved party on June 20, 2023. On June 16, 2023, the SBAR denied the request for the location at 6897 Trigo Road. The Applicant appealed that decision to the Planning Commission. On December 6, 2023, the appeals of the director-level Development Plan, Coastal Development Permit, and Board of Architectural Review applications were presented to the Planning Commission. The Planning Commission considered all evidence set forth in the record and statements given by the Appellant and the Applicant, and took action to approve the project.

On December 15, 2023, the Planning Commission's decision to approve the project was appealed by an aggrieved party to the Board of Supervisors. The Appellant asserts that there are errors in the application, there was a lack of a fair and impartial hearing, and the project is inconsistent with Coastal Plan policies and Article II regulations. Staff reviewed each of the appeal issues identified by the Appellant and finds they are without merit. The appeal issues and staff's response will be discussed in detail in the separate Board Agenda Letter for the hearing on March 5, 2024.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

Total costs for processing the appeal are approximately \$9,870.00 (35 hours of staff time). The costs for processing appeals are partially offset by a General Fund subsidy in Planning and Development's adopted budget. Funding for processing this appeal is budgeted in the Planning and Development Department's Permitting Budget Program, as shown on page D-313 of the County of Santa Barbara Fiscal Year (FY) 2023-2024 Adopted Budget.

**Special Instructions:**

The Clerk of the Board shall publish a legal notice in *The Santa Barbara Independent* at least 10 days prior to the hearing on March 5, 2024. The Clerk of the Board shall also fulfill mailed noticing requirements. The Clerk of the Board shall forward the minute order of the hearing as well as a copy of the notice and proof of publication to the Planning and Development Department, Hearing Support, Attention: Willow Brown.

**Authored by:**

Willow Brown, Planner, (805) 568-2040

Development Review Division, Planning and Development Department