



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of January 7, 2015
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Chair	Engineering Building, Room 17
JOAN HARTMANN	3rd District	123 East Anapamu Street
LARRY FERINI	4th District, Vice-Chair	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District	(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: Planning Commission Hearings are 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 Planning Commission Hearings are on Fridays at 5:00 P.M. on CSBT Channel 20. This hearing will also be streamed live on CSBT's website at <http://www.countyofsb.org/ceo/csbtv.aspx?id=1558> and digitally archived at <http://www.countyofsb.org/ceo/media02.aspx>

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **APPOINTMENT OF THE 2015 PLANNING COMMISSION CHAIR AND VICE CHAIR:**
 - ACTION:** Nominated Commissioner Brown as the 2015 Planning Commission Chair.
Hartmann/Ferini **Vote: 5-0**
 - ACTION:** Nominated Commissioner Ferini as the 2015 Planning Commission Vice-Chair.
Blough/Hartmann **Vote: 5-0**
- V. **APPOINTMENT OF THE 2015 PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY:**
 - ACTION:** Nominated Dianne Black as the 2015 Planning Commission Secretary.
Blough/Ferini **Vote: 5-0**
 - ACTION:** Nominated David Villalobos as the 2015 Planning Commission Recording Secretary.
Cooney/Blough **Vote: 5-0**
- VI. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VII. **PROJECTION REPORT:** by Dianne M. Black.
- VIII. **PUBLIC COMMENT:** None.

IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.

X. **MINUTES:** The Minutes of December 3, 2014 and December 10, 2014 were considered as follows:

ACTION: Approved the Minutes of December 3, 2014.

Blough/Hartmann Vote: 5-0

ACTION: Approved the Minute of December 10, 2014.

Blough/Cooney Vote: 4-0-1 (Brown abstained)

XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XII. **STANDARD AGENDA:**

1. **14RZN-00000-00004 Haines Consistency Rezone Santa Barbara**
Exempt, CEQA Guidelines Section 15301(b)(3) Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Michelle Ellis, agent, for Verizon Wireless, applicant, and Roger and Nancy Haines, owners, to consider Case No. 14RZN-00000-00004 [application filed on December 10, 2014] proposing to rezone 3.2 acres from 40-AL-O under Ordinance 661 to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15061(b)(3). The application involves AP No. 153-080-008, located approximately 6.5 miles north of the intersection Highways 154 and 192 and approximately 0.5 mi south from the summit of San Marcos Pass / Highway 154 Summit, Second Supervisorial District.

ACTION: Recommended that the Board of Supervisors make the required findings for approval, including CEQA findings, determine that the project is exempt from CEQA; Adopted the resolution recommending that the Board of Supervisors approve a rezone changing the zone district of the subject parcel from 40-AL-O (Ordinance 661) to AG-II-100 (County LUDC); and recommend that the Board of Supervisors approve a Conditional Use Permit subject to the conditions of approval.

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

2. **14CUP-00000-00019 Verizon Telecommunications Facility at Highway 154 Summit Santa Barbara**
Exempt, CEQA Guidelines Section 15303 & 15304 Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Michelle Ellis, agent for the applicant, Verizon Wireless and for the property owners, Roger and Nancy Haines, to consider Case No. 14CUP-00000-00019 [application filed on July 31, 2014] to allow construction and operation of an unstaffed telecommunications facility with a 55-foot tall antenna support structure designed to resemble a pine tree, 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 40-AL-O; and to determine the project is exempt from CEQA pursuant to Sections 15303 and 15304 of the State Guidelines for Implementation of the California Environmental

Quality Act. The application involves AP No. 153-080-008, located at 2937 San Marcos Pass Road, approximately 6.5 miles north of the intersection Highways 154 and 192 and approximately 0.5mi south from the summit of San Marcos Pass / Highway 154 Summit, Second Supervisorial District. (Continued from 12/3/14, 12/10/14, and 12/22/14)

ACTION: Recommended that the Board of Supervisors make the required findings for approval, including CEQA findings, determine that the project is exempt from CEQA; Adopted the resolution recommending that the Board of Supervisors approve a rezone changing the zone district of the subject parcel from 40-AL-O (Ordinance 661) to AG-II-100 (County LUDC); and recommend that the Board of Supervisors approve a Conditional Use Permit subject to the conditions of approval.

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

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| 3. | 12CUP-00000-00021 Sunburst Farm Agricultural Employee
12CUP-00000-00023 Dwelling & State Small Water System | Lompoc |
| | 14NGD-00000-00014 | John Karamitsos, Supervising Planner (805) 934-6255
Dana Eady, Planner (805) 934-6266 |

Hearing on the request of John Henry McCaughey, agent for P.A. Paulsen, applicant, to consider the following:

- a) **12CUP-00000-00021** [application filed on May 30, 2012] for a Conditional Use Permit allowing for: 1) construction of two new agricultural employee dwellings each of approximately 2,980 square feet, and 2) conversion of an existing 2,400 square foot main residence to an agricultural employee dwelling in compliance with Section 35.82.060 of the County Land Use and Development Code (LUDC), on property zoned AG-II-100;
- b) **12CUP-00000-00023** [application filed on May 30, 2012] for a Conditional Use Permit to upgrade the existing water system to a State Small water system by: 1) adding three new connections for a total of twelve connections, and 2) installation of appurtenant equipment and water utility lines in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-II-100; and

to adopt the Mitigated Negative Declaration (14NGD-00000-00014) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: 1) Biological Resources, 2) Cultural Resources, and 3) Geologic Processes. The application involves AP Nos. 083-480-026 and 083-480-002, located at 7200 Highway 1, in the Lompoc area, Third Supervisorial District. (Continued from 4/02/14)

ACTION: Continued the item to the hearing of February 11, 2015.

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

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| 4. | Telecommunications Briefing | Countywide |
| | Zoraida Abresch, Supervising Planner (805) 884-8051 | |

The Planning Commission will receive a briefing on the telecommunications ordinance and existing and proposed telecommunication facilities in the Second District.

ACTION: The Planning Commission received a briefing from Zoraida Abresch, Planning and Development Department, regarding the telecommunications

**ordinance and existing and proposed telecommunications facilities in the
Second District. 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

Dianne M. Black
Secretary to the Planning Commission