



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of March 4, 2009
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Vice Chair	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
JOE H. VALENCIA	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 (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.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Jessica Opland.
- III. **ROLL CALL:** All Commissioners were present.
- 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:** Commissioner Valencia announced that he is now a Great Grandfather.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of February 4, 2009 and February 11, 2009 were considered as follows:
ACTION: Approved the Minutes of February 4, 2009.
Cooney/Brown Vote: 5-0
ACTION: Approved the Minutes of February 11, 2009
Brooks/Valencia Vote: 5-0
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director.
- XI. **CONSENT AGENDA ITEMS AND PROCEDURE:**
C-1. 08APL-00000-00010 Scheller Appeal of El Encinal Pole/Hay Barn Los Alamos
Alice McCurdy, Supervising Planner (805) 934-6256
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Steve Kirby, Attorney for Carson Scheller to consider the Appeal 08APL-00000-00010 [application filed on March 10, 2008] of Planning and Development's

decision to approve Land Use Permit 08LUP-00000-00024 for a pole/hay barn, in compliance with Section 35.102 of the County Land Use and Development Code on property located in the AG-II-100 Zone. The application involves AP No. 099-030-040, located approximately 1.25 miles southwest of the intersection of Highway 135 and Santa Rita Road, in the Los Alamos area, Fourth Supervisorial District. (Continued from 11/12/08 & 01/28/09)

ACTION: Continued the item to the hearing of April 8, 2009, at the request of the applicant and appellant.

Valencia/Brown

Vote: 5-0

Appeal process not applicable.

XII. STANDARD AGENDA:

Santa Ynez River Water Conservation District

1. **08APL-00000-00039** Appeal of the Hemming Land Use Permit **Santa Ynez**
Exempt, CEQA Section 15268 John Karamitsos, Supervising Planner (805) 934-6255
Brian Tetley, Planner (805) 934-6589

Hearing on the request of the Santa Ynez River Water Conservation District, appellant, to consider the Appeal, Case No. 08APL-00000-00039 [appeal filed on October 31, 2008] in compliance with Section 35.102 of the County Land Use and Development Code, of the Director's decision to approve Land Use Permit, Case No. 08LUP-00000-00222. The application involves AP No. 143-220-003, in the C-2 Zone, located at 3630 Sagunto Street in the Santa Ynez area, Third Supervisorial District. (Continued from 02/11/09)

ACTION: Adopted the required findings, denied the appeal no. 08APL-00000-00039, thereby upholding the Planning and Development Department's approval of Land Use Permit no. 08LUP-00000-00222, accepted the CEQA Notice of Exemption; and granted *de novo* approval of Land Use Permit no. 08LUP-00000-00222, as revised at the hearing of March 4, 2009.

Brooks/Valencia

Vote: 5-0

10 day appeal period; fee required.

2. **09GOV-00000-00001** Goleta Sanitary District Plant Upgrade **Goleta**
Government Code Consistency
Anne Almy, Supervising Planner (805) 568-2053
Mark Walter, Planner (805) 568-2852

Hearing on the request of Jennifer Welch to consider Case No. 09GOV-00000-00001 [application filed on January 29, 2009] for a determination that major upgrades to the Goleta Sanitary District Facility, including 28,000 cubic yards of grading, new basins, new structures, and expanded treatment facilities are consistent with the Comprehensive Plan, including the Coastal Land Use Plan of the County of Santa Barbara, pursuant to Government Code Section 65402. The application involves AP Nos. 071-200-003, -019, -022 and -024, located at One William Moffett Place in the Goleta area, Second Supervisorial District.

ACTION: Determined the project to be potentially consistent with the Comprehensive Plan, pursuant to Government Code Section 65402(c).

Brown/Brooks

Vote: 5-0

Appeal process not applicable.

3. 09CUP-00000-00004 Verizon Collocation Facility at Vincent Farms Goleta
Exempt, CEQA Section 15303 Peter Imhof, Supervising Planner (805) 568-2518
Megan Lowery, Planner (805) 568-2517

Hearing on the request of Ridge Communications on behalf of Verizon Wireless to consider Case No. 09CUP-00000-00004 [application filed May 2, 2007] for a Major Conditional Use Permit allowing construction and operation of an unmanned collocation wireless telecommunication facility, in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-II-100; and to accept the Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The proposed facility would be located on a knoll located approximately 1.2 miles northwest of the intersection of Cathedral Oaks Road and U.S. Hwy 101. The facility would consist of a 29-foot high faux water tank on which 18 panel antennas would be mounted serving three different telecommunication carriers (Verizon and two unidentified future carriers), a 19-foot high faux barn to house and conceal support equipment from public view, and two concrete pads (located to the rear and behind the faux barn) on which to mount an electrical transformer and emergency back-up generator. The application involves AP No. 079-090-008, located at 230 Winchester Canyon Road in the Goleta area, Third Supervisorial District.

ACTION: Continued the item to the hearing of May 6, 2009, at the request of the Commission.

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

4. Five Year Capital Improvement Program
2009-2014 General Plan Conformity Review **Countywide**
John McInnes, Director, Long Range Planning (805) 568-3552
Joy Hufschmid, Deputy Director, Long Range Planning (805) 568-3373

Hearing on the request of the Office of Long Range Planning to review the list of capital projects contained in the 2009-2014 Five Year Capital Improvement Program (CIP) and report to the Board of Supervisors as to their conformity with the General Plan pursuant to Government Code Sections 65401 and 65402.

ACTION: Accepted staff's recommendations, as amended at the hearing of March 4, 2009.

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

5. 09ORD-00000-00001 Revising Freestanding Solar
Energy Systems Permit Requirements **Countywide**
CEQA Guidelines Section 15061(b)(3) Dianne Black, Director, Development Services (805) 568-2000
Noel Langle, Planner (805) 568-2067

Hearing on the request of the Planning and Development Department that the County Planning Commission consider and adopt a recommendation to the Board of Supervisors that they adopt an ordinance Case No. 09ORD-00000-00001 amending Article 35.3 - Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code as set forth in Attachment C that would revise the existing procedures for permitting freestanding solar energy systems to allow such systems to be allowed with a Zoning Clearance instead of the current Land Use Permit when they comply with a set of development standards designed to address compatibility with the surrounding area.

ACTION: Continued the item to the hearing of March 11, 2009, at the request of staff.

Brown/Brooks

Vote: 5-0

Appeal process not applicable.

6. Workshop on Proposed Changes to Land Use Permit Noticing Countywide

Noel Langle, Planner (805) 568-2067

Pat Saley, Planner (805) 969-4605

The County Planning Commission will participate in a workshop to review and give direction to the Planning and Development Department on proposed revisions to the public noticing procedures and requirements.

ACTION: Continued the item to the hearing of March 11, 2009, at the request of the Commission.

Blough/Brown

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

Dianne M. Black
Secretary to the Planning Commission