



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of May 6, 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 (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.*

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:** John Thorndike talked about layoffs in downtown Santa Barbara and the Botanic Gardens and commented on the number of beds the Salvation Army in Carpinteria is losing.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of April 1, 2009, April 8, 2009 and April 15, 2009 were considered as follows:
 - ACTION:** **Approved the Minutes of April 1, 2009.**
Brown/Cooney **Vote: 5-0**
 - ACTION:** **Approved the Minutes of April 8, 2009.**
Brown/Brooks **Vote: 5-0**
 - ACTION:** **Approved the Minutes of April 15, 2009.**
Valencia/Blough **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. 08TEX-00000-00023 Orcutt Creek Estates Time Extension Orcutt**
Addendum to 95-EIR-001 Gary Kaiser, Supervising Planner (805) 934-6259
Dana Carmichael, Planner (805) 934-6266

Hearing on the request of Shannon Faries of Cameron Realty Partners, LLC, owner, to consider Case No. 08TEX-00000-00023 [application filed on September 26, 2008] for a two year time extension to November 9, 2010 for Case No. 03TRM-00000-00001/TM 14,617 in compliance with Section 21-10 of County Code Chapter 21, on property zoned PRD; and to accept the addendum to 95-EIR-001 as adequate environmental review for the project pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The Addendum to the EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The application involves AP No. 103-740-016, located at 5301 Bradley Road, in the Orcutt area, Fourth Supervisorial District. (Continued from 03/11/09 & 04/08/09)

ACTION: Dropped the item from the agenda, at the request of Planning and Development staff.

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

- C-2. 09TEX-00000-00008 Santa Claus Lane Mixed-Use Development Carpinteria**
08NGD-00000-00008 Coastal Development Permit Time Extension
June Pujo, Supervising Planner (805) 568-2056
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Steve Welton, agent for the owner, Hughes Morton, to consider Case Number 09TEX-00000-00008 [application filed on April 23, 2009] for a one-year time extension to Coastal Development Permit Case No. 08CDP-00000-00048 in compliance with Section 35-169.6.2 of the Coastal Zoning Ordinance, on property zoned C-1, for demolition of existing commercial structures and construction of three mixed-use commercial and residential buildings, and acceptance of 08NGD-00000-00008 as adequate environmental review pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 005-450-001, 005-450-002 and 005-450-003, located at 3117 Santa Claus Lane, in the Carpinteria Area, First Supervisorial District.

ACTION: Approved the project, with revisions to the Findings.

Blough/Brown Vote: 5-0
10 day appeal period; no fee required.
(Coastal Zone)

XII. STANDARD AGENDA:

- 1. 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. (Continued from 03/04/09)

ACTION: Approved the project, with revisions to the Staff Report, Findings and Conditions of Approval.

Blough/Valencia

Vote: 4-1 (Brooks no)

10 day appeal period; fee required.

2. **08CUP-00000-00029** **T-Mobile Telecommunications Facility at Cavaletto Ranch** **Santa Barbara**
Exempt, CEQA Section 15303 Peter Imhof, Supervising Planner (805) 568-2518
Megan Lowery, Planner (805) 568-2517

Hearing on the request of Scott Dunaway of SureSite Consulting, on behalf of T-Mobile-Omnipoint Communications, to consider Case No. 08CUP-00000-00029 [application filed on May 30, 2008] for a Conditional Use Permit allowing an unmanned telecommunications facility in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-II-40; and to accept the Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 067-010-011, located at 1096 N. Patterson Avenue, in the Santa Barbara area, Second Supervisorial District.

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

Brown/Brooks

Vote: 5-0

10 day appeal period; fee required.

3. **09CUP-00000-00011** **Tomra Pacific Recycling Center Project** **Isla Vista**
08CDP-00000-00053 **Exempt, CEQA Section 15303(c)** Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Peter Margolis, applicant, to consider the following:

- a) **09CUP-00000-00011** [application filed on March 13, 2009] for a Major Conditional Use Permit to allow the development and use of a Recycling Center, including a modification to reduce the rear yard setback to 5 feet from the required 10 feet, in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned C-2; and
- b) **08CDP-00000-00053** [application filed on April 29, 2008] for a Coastal Development Permit to allow the development and use of a Recycling Center in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned C-2; and

to accept the Exemption pursuant to Section 15303(c) of the State Guidelines for implementation of the California Environmental Quality Act. The application involves AP No. 075-161-014, located at 939 Embarcadero Del Mar, in the Isla Vista area, Third Supervisorial District.

rehabilitation and/or restoration as a use permitted within the Recreation (REC) zone district within the Coastal Zone, and (2) to amend the County Zoning Map by changing the zoning of a portion of Assessor's Parcel Numbers 073-090-062, more specifically described as Lot 41 of TM 14,628, approved by the County Planning Commission on September 1, 2004, from Planned Residential Development (PRD) to Recreation (REC), and to accept the Exemption pursuant to Section 15265 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 073-090-062 located at 6925 Whittier Drive near Storke Road, in the Goleta area, Third Supervisorial District.

ACTION: Accepted staff's recommendations.

Brooks/Brown

Vote: 5-0

Appeal process not applicable.

6. **09ORD-00000-00005 Public Notice Requirements Amendment Countywide**
CEQA Guidelines Section 15061(b)(3) Noel Langle, Planner (805) 568-2067
Pat Saley, Planner (805) 969-4605

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-00000-00005) amending Article 35.10 - Land Use and Development Code Administration, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code that would revise the existing procedures regarding the noticing of applications for development.

ACTION: Accepted staff's recommendations, with a revision to the Ordinance.

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