



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of May 11, 2005  
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
MARC MCGINNES	2nd District	Betteravia Government Center
PARKER MONTGOMERY	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Vice Chair	Santa Maria, CA 93455
JACK BOYSEN	5th District, Chair	(805) 568-2000 (Planning & Development)

**TV COVERAGE ANNOUNCEMENT:** *Planning Commission Hearings are televised live on Government Access Television (GATV) 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 GATV Channel 20.*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Cintia Mendoza.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Zoraida Abresch.
- V. **PROJECTION REPORT:** Presented by Zoraida Abresch.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Boysen requested that a discussion item be placed on the May 25, 2005 Planning Commission agenda allowing public comment for items on agendas at a time certain.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Dianne Meester, Assistant Director, Planning and Development.

### X. **STANDARD AGENDA:**

<b>1. 04CUP-00000-00062</b>	<b>AT&amp;T @ PG&amp;E Substation</b>	<b>Santa Maria</b>
Exempt, CEQA Section 15303		Megan Lowery, Planner (805) 568-2517

Hearing on the request of AFL Communications, agent for AT&T, to consider Case No. 04CUP-00000-00062 [application filed on August 31, 2004] for a Conditional Use Permit for a wireless telecommunications facility at the PG&E substation that would allow the addition of four antennas to a 10 foot extension to an existing 72 foot lattice tower and to allow for the maximum height of the structure to be 82 feet under the provisions of Article III, Telecommunications Ordinance, Zoned 20-AG under Ordinance 661; 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. 101-020-019, located at the PG&E Substation on Graciosa Road, Santa Maria area, Fourth Supervisorial District.

**ACTION: Approved the project.**

**Valencia/McGinnes**

**Vote: 4-0-1 (Montgomery abstained)  
10 day appeal period; fee required.**

- 2. 05RMM-00000-00002      Syncon Homes Recorded Map      Solvang**  
**TM 14,071      Modification**  

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90-ND-20      Nicole Losch, Planner (805) 934-6265

Hearing on the request of Carma Pollard, agent for Syncon Homes of California, to consider Case No. 05RMM-00000-00002 [application filed on March 31, 2005] to modify Condition 1 of TM 14,071 to allow the existing house on lot 7 to be removed and replaced with a new single family dwelling; and to accept the Negative Declaration 90-ND-20 as adequate Environmental Review pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 137-690-007, located at 969 Old Ranch Road, Solvang area, Third Supervisorial District.

**ACTION: Approved the project with revisions to the conditions of approval.**

**Montgomery/McGinnes**

**Vote: 5-**

**0**

**10 day appeal period; fee required.**

- 3. 05CUP-00000-00004      Village (Thacker) Veterinary      Lompoc**  
**05DET-00000-00001      Clinic & Animal Boarding**  
**05DVP-00000-00009**  

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Exempt, CEQA Section 15332      Nicole Losch, Planner (805) 934-6265

Hearing on the request of Vern Thacker, owner, to consider the following applications filed on [February 3, 2005]:

- a) **05CUP-00000-00004** for a Conditional Use Permit allowing the construction of an approximately 7,420 square foot veterinary hospital to allow 25 parking spaces rather than the 37 required under the provisions of Article III Zoned C-2;
- b) **05DET-00000-00001** to determine if boarding of cats and dogs is similar in nature and/or character to the other permitted uses of the C-2 Zone District under Section 35-225 of Article III;
- c) **05DVP-00000-00009** for a Final Development Plan under the provisions of Article III of the C-2 Zone District to develop a structure greater than 5,000 square feet;

and to accept the Exemption pursuant to Section 15332 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 097-590-001, located at the southeast intersection of Burton Mesa Blvd. and Constellation Road, Lompoc area, Third Supervisorial District.

**ACTION: Approved the project.**

**Montgomery/Valencia**

**Vote 5-0**

**10 day appeal period; fee required.**

- 4. 03TPM-00000-00005/TMP 14,623 Cole Tentative Parcel Map      Orcutt**  

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05NGD-00000-00011      Lilly Okamura, Planner (805) 934-6283

Hearing on the request of Richard Cole, applicant, to consider TPM 14,623 [application filed on March 25, 2003] for approval under County Code Chapter 21 to divide 20 acres into 4 parcels of 5 acres each in the RR-5 Zone District under Article III; and to approve the Negative Declaration 05NGD-00000-00011 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: Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Geologic Processes and Noise. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP No. 129-270-008, located at 5800 Vanessa Way, Orcutt area, Fourth Supervisorial District.

**ACTION: Approved the project.**

**Valencia/Montgomery**

**Vote: 3-0 (Cooney/McGinnes no)  
10 day appeal process; fee required.**

**04CUP-00000-00004**

**04CUP-00000-00065**

5. **05DVP-00000-00014          Sprint & Nextel @ Old Town Orcutt          Orcutt**  
Exempt, CEQA Section 15303          Tom Figg, Planner (805) 377-9116

Hearing on the request of Sprint PCS and Nextel Communications to consider the following:

- a) **04CUP-00000-00004** [application filed on January 30, 2004 (for Sprint PCS)] for a Major Conditional Use Permit allowing the installation of a telecommunications facility under the provisions of Article III Zoned OT-R14/GC;
- b) **04CUP-00000-00065** [application filed on September 20, 2004 (for Nextel)] for a Major Conditional Use Permit allowing the installation of a telecommunications facility under the provisions of Article III Zoned OT-R14/GC;
- c) **05DVP-00000-00014** [application filed on March 28, 2005] for a Development Plan under the provisions of Article III of the OT-R14/GC Zone District for the development of the telecommunication facilities;

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 Nos. 105-121-001 and 105-091-006, located at 201 South Broadway near the intersection of Clark and Broadway, Orcutt area, Fourth Supervisorial District.

**ACTION: Approved the project with revisions to the findings.**

**Valencia/McGinnes**

**Vote: 5-0  
10 day appeal process; fee required.**

6. **Zoning Ordinance Reformatting Project Briefing          Countywide**  
Anne Coates, Planner (805) 934-6262

The Planning Commission will receive an update on the Zoning Ordinance Reformatting Project, including an update on the current status of the review and analysis of the draft Land Use and Development Code (LUDC) sections, and presentation and discussion of potential Approach Options of the LUDC. (Continued from 5/4/05)

**ACTION: Recommended that the Board of Supervisors adopt Option 1.**

**McGinnes, Valencia, Boysen**

**ACTION: Recommended that the Board of Supervisors adopt Option 3.**

**Cooney, Montgomery**

**The recommendations of the Planning Commission will automatically be forwarded to the Board of Supervisors; therefore the appeal period is not applicable.**

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the  
Planning and Development Web Site at  
[www.sbcountyplanning.org](http://www.sbcountyplanning.org)

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Steve Chase  
Secretary to the Planning Commission

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