



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of July 13, 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 Cintia Mendoza.
- V. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VI. **PUBLIC COMMENT:** John Thorndike addressed staff and the Commission regarding water issues on his property in Toro Canyon.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Steve Chase reminded the Commission of the Planning Commission Retreat on Saturday, July 16, 2005 at 9:30 a.m. in the Board of Supervisors conference room.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Dianne Meester.
- X. **STANDARD AGENDA:**

1. **Formation and Operation of Regional Boards of Architectural Review** **North County**
Ron Cortez, Deputy CEO (805) 568-3400
Jason Stilwell, Project Manager (805) 568-3400

The Planning Commission will receive a staff briefing on the formation and operation of Regional Boards of Architectural Review. (Continued from 6/8/05 and 6/22/05)

ACTION: Recommended that the Board of Supervisors:

1. **Combine the North County Board of Architectural Review (NBAR) and Central County Board of Architectural Review (CBAR), creating the NBAR;**
2. **Review the provisions of the ordinance relating to the creation of the NBAR in one year;**
3. **Set term of office for a two year appointment;**
4. **Appoint members of the NBAR by a vote from the entire Board of Supervisors; and**
5. **Create the NBAR as an advisory body with final decision by the decision maker.**

Valencia/McGinnes

Vote: 5-

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ACTION: Recommended that the Board of Supervisors consider the following options:

1. **Option A: NBAR (fifth, fourth and portion of third district) to consist of five members: three licensed architects, one licensed landscape architect and district planning commissioner;**
2. **Option B: NBAR (fifth, fourth and portion of third district) to consist of seven members: three licensed architects, one licensed landscape architect, two contractors and district planning commissioner; and**
3. **Option C: NBAR (fifth, fourth and portion of third district) to consist of five members: two licensed architects and three community members skilled at reading plans and/or landscape design.**

Valencia/McGinnes

Vote: 5-

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ACTION: Conceptually recommended that the Board of Supervisors:

1. **Accept that residential projects shall be reviewed by the NBAR no more than three times or for no longer than three months from the date of filing an application (unless project changes initiated by the applicant require further review);**
2. **Review county projects to see if they are subject to the same consideration as private projects; and**
3. **Accept that residential projects or commercial/industrial projects not open to the public which cannot be viewed from public roadways or other areas of public use are exempt from review by the NBAR.**

Boysen/Cooney

Vote: 5-

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The Planning Commission's recommendations will automatically be forwarded to the Board of Supervisors for final action; therefore, the appeal process is not applicable.

**Korn Appeal of Perkins Attached
Residential Second Unit and Single Family**

2. **05APL-00000-00004 Dwelling Addition Santa Maria**
Lilly Okamura, Planner (805) 934-6283

Hearing on the request of Kandace Korn, appellant, to consider the Appeal 05APL-00000-00004 [appeal filed on April 27, 2005], of the Planning and Development Department's decision to approve 04LUP-00000-01303, allowing an addition of a great room and garage conversion to a master bedroom to the existing single family dwelling in the 10-R-1 Zone District under Article III. The application involves AP No. 107-022-014, located at 578 Aster Place, Santa Maria area, Fourth Supervisorial District.

ACTION: Acknowledged the withdrawal by the applicant and dropped the item from the agenda.

Valencia/Montgomery

Vote: 5-

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Appeal process not applicable.

3. **00-CP-104 American General Media @ Harris Grade Lompoc**
Exempt, CEQA Section 15301 Tom Figg, Planner (805) 377-9116

Hearing on the request of American General Media Corporation to consider Case No. 00-CP-104 [application filed on June 15, 2000 and modified on May 24, 2005] for a Major Conditional Use Permit allowing modification of an existing telecommunication facilities by increasing the height of an existing lattice radio tower from 120 to 160 feet, adding up to four antenna bays and one 6-foot diameter microwave dish, increasing the size of an existing fenced compound by approximately 60 square feet, installing a new equipment shelter totaling 322 square feet, and removing two existing antenna support structures and equipment shelters from the adjacent property under the provisions of Article III; and to accept the Exemption pursuant to Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 099-010-051, 099-010-058 and 097-360-010, located at 4885 Harris Grade Road, Lompoc area, Fourth Supervisorial District.

ACTION: Approved the project.

Montgomery/Valencia

Vote: 5-0

10 day appeal period; fee required.

4. **05ORD-00000-00004 Telecommunications**
05ORD-00000-00005 Ordinance Amendments Countywide
CEQA Section 15162 Noel Langle, Planner (805) 568-2009

The County Planning Commission will consider and make recommendations regarding the Telecommunications Ordinance Amendments to the Board of Supervisors on proposed revisions to Articles II and III of Chapter 35 of the County Code.

- a) **05ORD-00000-00004** to amend Article II of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions) and Division 7 (General Regulations) to amend the existing definitions and general regulations regarding commercial and noncommercial telecommunication facilities;
- b) **05ORD-00000-00005** to amend Article III of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions), and Division 7 (General Regulations) to

amend the existing definitions and general regulations regarding commercial and noncommercial telecommunication facilities;

and accept 97-ND-02 as adequate Environmental Review for Case Nos. 05ORD-00000-00004 and 05ORD-00000-00005 pursuant to Section 15162 of 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 air quality, biological resources, historic/ethnic resources, noise, aesthetic/visual resources and risk of upset/hazardous materials.

ACTION: Recommended that the Board of Supervisors follow the procedures for Case No. 05ORD-00000-00004 by adopting the findings, finding that the amendment is statutorily exempt from CEQA and adopt the resolution.

Cooney/McGinnes

Vote: 5-

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ACTION: Recommended that the Board of Supervisors follow the procedures for Case No. 05ORD-00000-00005 by adopting the findings, finding that these amendments are categorically exempt from CEQA and adopt 05ORD-00000-00005.

Cooney/McGinnes

Vote: 5-0

The Planning Commission's recommendations will automatically be forwarded to the Board of Supervisors for final action; therefore, the appeal process 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

Steve Chase
Secretary to the Planning Commission