



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of September 24, 2014
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District, Vice-Chair	Engineering Building, Room 17
JOAN HARTMANN	3rd District	123 East Anapamu Street
LARRY FERINI	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. This hearing will also be streamed live on CSBTv'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. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **MINUTES:** The Minutes of September 3, 2014 and September 10, 2014 were considered as follows:
 - ACTION:** **Approved the Minutes of September 3, 2014.**
Brown/Cooney **Vote: 5-0**
 - ACTION:** **Approved the Minutes of September 10, 2014.**
Brown/Hartmann **Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.

X. **STANDARD AGENDA:**

TM 14,797

1. **13TPM-00000-00002** **Blickley Lot Split** **Goleta**
14NGD-00000-000010 John Karamitsos, Supervising Planner (805) 934-6255
Melissa Mooney, Planner (805) 934-6587

Hearing on the request of Steve Welton, of Suzanne Elledge Planning Services (SEPPS, Inc.), agent for the property owners, Madeline and Leo Blickley, to consider Case No. 13TPM-00000-00002, [application filed on January 29, 2013] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21, to divide two existing parcels of (A) 4.098-acres (APN: 059-440-012) (gross); and (B) 6.759-acres (APN: 059-440-014) into three lots of 4.175 acres (Proposed Parcel 1), 3.179 acres (Proposed Parcel 2), and 3.492 acres (Proposed Parcel 3); on property zoned 1-E-1; and to adopt the Mitigated Negative Declaration (14NGD-00000-000010) 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: aesthetic/visual resources, biological resources, cultural resources, fire protection, geologic processes, land use, public facilities, and water resources/flooding. The ND and all documents referenced in the ND may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and 624 W. Foster Road, Suite C, Santa Maria. The ND is also available for review at the Goleta Public Library, 500 North Fairview Avenue, Goleta. The document is available on line at: www.sbcountyplanning.org. The application involves AP No's. 059-440-012, located at 1310 San Antonio Creek Road, and 059-440-014, located at 1200 San Antonio Creek Road, in the Goleta Community Plan area, Second Supervisorial District.

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

Brown/Blough **Vote: 5-0**
10 day appeal period; fee required.

2. **13CUP-00000-00014** **AT&T New Telecommunications Facility at Hollister Avenue Christ of the King Episcopal Church** **Goleta**
Exempt, CEQA Guidelines Section 15303 and 15304 Zoraida Abresch, Supervising Planner (805) 934-6585
John Zorovich, Planner (805) 934-6297

Hearing on the request of Robert McCormick, agent for the applicant, AT&T, to consider Case No. 13CUP-00000-00014 [application filed on June 25, 2013] to allow construction and operation of an unstaffed telecommunications facility with a 50-foot tall antenna support structure designed to resemble a church bell tower, 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 DR-4.6; and to accept the exemption pursuant to Sections 15303 and 15304 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 065-110-004, located approximately 0.5 miles east of the intersection of Hollister Avenue and Patterson Avenue, known as 5073Hollister Avenue, Goleta area, Second Supervisorial District.

ACTION: Approved the project.

Brown/Ferini **Vote: 5-0**
10 day appeal period; fee required.

3. 14RMM-00000-00001 Gallup Map Modification Toro Canyon
Exempt, CEQA Guidelines Section 15061(b)(3) Anne Almy, Supervising Planner (805) 568-2053
Ryan Cooksey, Planner (805) 568-2046

Hearing on the request of Jennifer Siemens to consider Case No. 14RMM-00000-00001 [application filed on February 20, 2014] to modify the recorded building site on Parcel 4 of TM 13,033 (recorded on February 28, 2084) in compliance with Section 21-15.9 of County Code Chapter 21 on property zoned AG-I-20 to allow for a reduction in the size of the building site and its relocation southward off a knoll and primarily onto a flat, pre-graded area; and to determine the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 005-210-051, located at 2700 Vista Oceano Lane, in the Toro Canyon Plan area, First Supervisorial District.

ACTION: Approved the project.

Cooney/Ferini Vote: 5-0
10 day appeal period; fee required.

4. 14APL-00000-00018 Ezal Appeal Goleta
Exempt, CEQA Guidelines Section 15270 Anne Almy, Supervising Planner (805) 568-2053
Ryan Cooksey, Planner (805) 568-2046

Hearing on the request of Kenan Ezal to consider the appeal, Case No. 14APL-00000-00018 [appeal filed on June 6, 2014], of the decision of the Zoning Administrator to deny the Variance, Case No. 14VAR-00000-00001, for the Ezal Conversion of Guesthouse to Detached Residential Second Unit, in compliance with Section 35.102 of the County Land Use and Development Code (LUDC), on property located in the 1-E-1 zone; and to determine the project is exempt from CEQA pursuant to Section 15270 of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 067-090-033, located at 1035 Ocean Vista Lane, in the Goleta Community Plan Area, Second Supervisorial District.

ACTION: Continued the item to the hearing of October 29, 2014, with staff to return with findings for approval.

Brown/Hartmann Vote: 5-0
Appeal process non-applicable.

5. 14APL-00000-00015 Anter Appeal of the Baham Trellis Isla Vista
Exempt, CEQA Guidelines Section 15303(e) Anne Almy, Supervising Planner (805) 568-2053
Julie Harris, Planner (805) 568-3518

Hearing on the request of Nicole Anter, appellant, to consider the Appeal, Case No. 14APL-00000-00015 [appeal file on May 20, 2014], of the Director's decision to approve a Coastal Development Permit 14CDP-00000-00025 for a new 380 square foot trellis, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property located in the C-2 zone; and determine the project is exempt from the provisions of CEQA pursuant to Section 15303(e) of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 075-113-007, located at 6546 Pardall Road, in the Isla Vista area, Third Supervisorial District.

ACTION: Continued the item to the hearing of October 29, 2014 at the request of the Commission.

Hartmann/Ferini Vote: 5-0

Appeal process non-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