



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION MARKED AGENDA      Hearing of November 7, 2007 9:00 a.m.

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C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
C.J. JACKSON	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Vice Chair	(805) 568-2000 (Planning & Development)

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**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:** None.
- VII.   **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Blough reported on the California Planning Commission Association seminar he attended with Commissioner Cooney.

Commissioner Cooney also reported on the California Planning Commission Association seminar. Commissioner Cooney reported that the Summerland/Carpinteria Fire District asked him, "Why do we continue to give permits to individuals for residential development in high fire risk areas and exactly what kind of review is made of new residential construction that has a high likelihood of exposure to wildfire in Southern California?"

- VIII.   **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX.    **MINUTES:** The Minutes of October 24, 2007 were considered as follows:

**ACTION:**     **Approved the Minutes of October 24, 2007.**

**Blough/Brown**

**Vote: 4-0-1 (Jackson abstained)**

- X.     **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- XI.    **CONSENT AGENDA ITEMS AND PROCEDURE:**

**C-1. 06CUP-00000-00032 T-Mobile Wireless at Fairview Major Conditional Use Permit Goleta**  
Exempt, CEQA Section 15303 Doug Anthony, Supervising Planner (805) 568-2046  
Heather Allen, Planner (805) 568-2043

Hearing on the request of T-Mobile Wireless to consider Case No. 06CUP-00000-00032 [application filed June 12, 2006] for a Conditional Use Permit allowing for the construction, operation, and maintenance of an unmanned wireless telecommunications facility in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned RR-5; and to accept the Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The facility would encompass three (3) parcel antennas mounted on a replaced 56 feet 6 inch high wood utility pole located in the public right-of-way on the west side of North Fairview Avenue adjacent to AP No. 077-060-007 at 1035 North Fairview Avenue. The project involves the placement of two (2) equipment cabinets, one (1) electrical meter pedestal, and utility undergrounding in the public right-of-way on the east side of North Fairview Avenue adjacent to AP No. 069-050-002 at 1000 North Fairview Avenue. This project is proposed in the Goleta area, Second Supervisorial District. (Continued from 10/24/07)

**ACTION: Continued the item to the hearing of December 5, 2007 on the consent agenda.**

**Brown/Blough**

**Vote: 5-0**

**Appeal process not applicable.**

**XII. STANDARD AGENDA:**

**1. Santa Barbara Ranch Project Transfer of Development Rights Santa Barbara**  
Dianne Black, Development Services Director (805) 568-2000  
Tom Figg, Planner (805) 377-9116

Hearing on the request of Planning and Development that the County Planning Commission receive a report on the feasibility of transferring development rights to Santa Barbara Ranch and make recommended findings to the Board of Supervisors, along with comments on an enabling ordinance, preparatory to commencing formal hearings in connection with the proposed development of the Naples townsite located two miles west of the City of Goleta, AP Nos. 079-080-026 to 081-240-018, Third Supervisorial District. (Continued from 09/26/07)

**ACTION: Approved staff's recommendations, as amended.**

**Jackson/Valencia**

**Vote: 4-1 (Blough no)**

**Appeal process not applicable.**

**ACTION: Recommend the TDR Ordinance Option 3 in the staff report, dated October 26, 2007, to the Board of Supervisors.**

**Valencia/Blough**

**Vote: 3-2 (Brown & Cooney no)**

**Appeal process not applicable.**

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

2. **06CUP-00000-00063** **MacNaughton/Thacher Rock**  
**07NGD-00000-00029** **Revetment Conditional Use Permit** **Carpinteria**  
Anne Almy, Supervising Planner (805) 568-2053  
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Greg Spaulding, agent for the owners, to consider Case No. 06CUP-00000-00063, [application filed on September 26, 2006] for a Conditional Use Permit to allow reconstruction of a rock revetment seawall in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned 7-R-1; and to approve the Negative Declaration (07NGD-00000-00029) 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: Biological Resources, Cultural Resources, Noise, Recreation, Public Safety, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. 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 Nos. 001-230-008 and -009, located at 124 and 132 Rincon Point Road, in the Carpinteria area, First Supervisorial District.

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

**Cooney/Brown**

**Vote: 5-0**

**10 day appeal period; no fee required (Coastal Zone).**

3. **Procedures for the Acceptance of General Plan Amendments**  
**And Rezones in the Santa Ynez Valley Community Plan Area Third District**  
Exempt, CEQA Sections 15060(c)(3) and 15378  
Derek Johnson, Deputy Director, Long Range Planning (805) 568-2072

Hearing on the request of Long Range Planning that the County Planning Commission consider and adopt a resolution recommending that the County Board of Supervisors amend existing procedures for considering projects requiring a General Plan Amendment and/or Rezone located in the proposed Santa Ynez Valley Community Plan ("SYVCP") boundary (Third Supervisorial District); and to accept the Exemption pursuant to Sections 15060(c)(3) and 15378 of the State Guidelines for Implementation of the California Environmental Quality Act.

**ACTION: Accepted staff's recommendations.**

**Blough/Valencia**

**Vote: 2-3 (Brown/Jackson/Cooney no)**

**\*Motion failed to pass.**

**ACTION: Recommended Procedure Option 2 in the staff report, dated October 19, 2007, to the Board of Supervisors.**

**Jackson/Valencia**

**Vote: 2-3 (Brown/Blough/Cooney no)**

**\*Motion failed to pass.**

**ACTION: Continued this item to the hearing of November 28, 2007.**

**Blough/Jackson**

**Vote: 5-0**

**Appeal process not applicable.**

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| 4. | <b>07MIS-00000-00002</b><br><b>07MIS-00000-00003</b><br>CEQA Exempt | <b>Beneficial Ecological<br/>Restoration Project Guidelines</b> | <b>Countywide</b><br>Dianne Black, Director, Development Services (805) 568-2000<br>Dave Ward, Deputy Director (805) 568-2520 |
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Hearing on the request of the Planning and Development Department that the County Planning Commission consider and adopt a resolution recommending that the County Board of Supervisors amend the County's CEQA Guidelines and Environmental Thresholds documents to create definition and habitat replacement requirements for Beneficial Ecological Restoration Projects; and to accept the Exemption pursuant to the State Guidelines for Implementation of the California Environmental Quality Act.

**ACTION:** *Approved Staff's recommendations, with revisions to the recommended amendment to the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act.*

**Blough/Jackson**

**Vote: 5-0**

**Appeal process not applicable.**

**The Planning Commission's recommendation 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](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Planning Commission