



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of December 5, 2007

9:00 a.m.

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)

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:** Gail Johnson expressed her concern at the large scale single family dwellings occurring in the More Mesa Shores neighborhood and fractional ownership of homes. Also, she questioned whether or not noticing for this area has been done in accordance with County regulations. She indicated it has been inconsistent and in some cases, notices have been received at the last minute, preventing anyone affected by the projects to address the problems in a timely fashion.

John Thorndike discussed a de minimus tax of California Fish and Game.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia asked if there could be a standard size for plans submitted to the Commission. This item will be addressed at the Planning Commission retreat in February.

Commissioner Brown commented on Ms. Johnson's public comment concerns. She also had the opportunity to attend a Process Improvement Oversight Committee Meeting last week.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** By Director, John Baker.
- X. **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, Deputy Director (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, 11/07/07)

ACTION: Continued the item to the hearing of January 2, 2007.

Blough/Brown

Vote: 5-0

Appeal process not applicable.

TPM 14,687
05TPM-00000-00021
C-2. 05VAR-00000-00006 Zisman Lot Split and Lot Width Variance Summerland
07NGD-00000-00009 Anne Almy, Supervising Planner (805) 568-2053
Lisa Hosale, Planner (805) 568-2007

Hearing on the request of Kathleen Weinheimer, agent for Roger Zisman, owner to consider the following revised project:

- a) **05TPM-00000-00021 (TPM 14,687)** [application filed on November 22, 2005] for approval of a Tentative Parcel Map under County Code Chapter 21, to divide an existing parcel of 14,958.4 square feet gross/net into two new parcels of 7,476.1 square feet gross/net (Parcel 1) and 7,482.3 square feet gross/net (Parcel 2) in the 7-R-1 Zone District under Article II;
- b) **05VAR-00000-00006** [application filed on November 22, 2005] for approval of a Lot Width Variance under County Code Chapter 35, to allow Parcel 1 of 05TPM-00000-00021 to be created a width of 61.3 feet, below the minimum lot width of 65 feet required in the 7-R-1 Zone District under Article II;

and to approve the Negative Declaration 07NGD-00000-00009 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, no potentially significant effects on the environment are anticipated. The application involves AP No. 005-146-002, located at 2365 Whitney Avenue, in the Summerland Area, First Supervisorial District.

ACTION: Approved the project.

Blough/Jackson

Vote: 5-0

10 day appeal process; fee required.

XI. STANDARD AGENDA:

- 1. 07APL-00000-00028 Firefox Sandstone Appeal Goleta**
CEQA Section 15270 Anne Almy, Supervising Planner (805) 568-2053
Michelle Gibbs, Planner (805) 568-3508

Hearing on the request of Kathleen Weinheimer, attorney for owner Eddie Langhorne, to consider the Appeal, Case No. 07APL-00000-00028 [appeal filed on September 7, 2007] of the Director's decision to deny Land Use Permit No. 07LUP-00000-00301 for the Firefox Sandstone Carving Project (construction of three new buildings to conduct sandstone carving operations), in compliance with Section 35.102 of the County Land Use and Development Code, on the property located in the AG-I-10 Zone District. The application involves AP No. 071-140-071, located at 5381 Ekwill Road, Goleta, in the South Patterson Agricultural Block area, Second Supervisorial District. (Continued from 10/24/07)

ACTION: Adopted findings for denial, denied the appeal and denied the project.

Brown/Cooney

Vote: 3-2 (Blough/Valencia no)

10 day appeal period; fee required.

- 05DVP-00000-00027**
07CUP-00000-00036
07ORD-00000-00009
2. 07DPA-00000-00001 Paradise Ivy Mixed Use Building Third District
Exempt, CEQA Section 21090(b) Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Jamie Goldstein, agent for the owner Paradise Ivy, to consider the following:

- a) **05DVP-00000-00027** [application filed on September 30, 2005] for approval of a Final Development Plan in compliance with Section 35-174 of the Article II Coastal Zoning Ordinance, on property zoned C-2, to develop a 27,850 square foot mixed-use structure;
- b) **07CUP-00000-00036** [application filed on May 4, 2007] for a Conditional Use Permit to allow a residential use (secondary to commercial) in the C-2 zone district in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned Retail Commercial;
- c) **07ORD-00000-00009** for the Paradise Ivy Development Agreement 07DPA-00000-00001, [application filed on May 4, 2007] to approve the ordinance included as Attachment E, to allow the proposed project to deviate from current zoning requirements (height, setbacks, parking and density); and

to accept the exemption pursuant to CEQA Statute Section 21090(b) of the State Statutes for the Implementation of the California Environmental Quality Act. The application involves AP No. 075-112-016, located at 909 Embarcadero Del Mar, in the Isla Vista area, Third Supervisorial District.

ACTION: Continued the item to the hearing of February 6, 2007.

Jackson/Blough

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

G:\GROUP\PC_STAFF\WP\PC\AGENDAS\PC AGD 2007\12-05-07MKD.DOC