



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of December 8, 2010
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
CECILIA BROWN	2nd District, Chair	Betteravia Government Center
MARELL BROOKS	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Vice-Chair	Santa Maria, CA 93455
DANIEL BLOUGH	5th District	(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 the 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 Leticia I. Rodriguez.
 - 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:** Mohammad Mohabbat asked that a leaf catcher structure located at his Orcutt property be exempted from permitting requirements, as it has been valued at less than \$2,000. Dianne Black will review the provided documentation and follow-up with Mr. Mohabbat.
 - VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
 - VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
 - IX. **CONSENT AGENDA ITEMS AND PROCEDURE:**
- C-1. 10GOV-00000-00016 Bodger Road Vacation Government Code Consistency Lompoc**
John Karamitsos, Supervising Planner (805) 934-6255
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Jeff Havlik, Real Property Agent, Public Works Department, to consider Case No. 10GOV-00000-00016, [application filed on November 2, 2010], for a determination that the proposed vacation of a portion of the Bodger Road right-of-way is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a). The application involves AP No. 093-111-019, located south of the intersection and beginning at the cul-de-sac of Z Street and Bodger Road, in the Lompoc area, Third Supervisorial District.

ACTION: **Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402(a).**

Brooks/Blough **Vote: 5-0**
Appeal process not applicable.

Jalama Road Easements

C-2. 10GOV-00000-00017 Acquisition Government Code Consistency Lompoc
John Karamitsos, Supervising Planner (805) 934-6255
Tammy Weber, Planner (805) 934-6254

Hearing on the request of Ronn Carlentine, Manager of the Office of Real Estate Services, General Services Department, to consider Case No. 10GOV-00000-00017, [application filed on November 17, 2010], for a determination that a proposed acquisition of real property for additional roadway easements along Jalama Road (a County maintained road) is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402. The site is identified as AP No. 083-460-013, located at 4975 Jalama Road, in the Lompoc area, Third Supervisorial District.

ACTION: Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402.

Brooks/Blough **Vote: 5-0**
Appeal process not applicable.

X. STANDARD AGENDA:

1. 09CUP-00000-00017
10CUP-00000-00040 Verizon and AT&T Facility at Orcutt Union Plaza Orcutt
07NGD-00000-00034 Anne Almy, Supervising Planner (805) 568-2053
Megan Lowery, Planner (805) 568-2517

Hearing on the request of Tricia Knight, agent for applicants, Verizon Wireless and AT&T, to consider to the following:

- a) **09CUP-00000-00017** [application filed on April 24, 2009] for a Conditional Use Permit allowing the construction and operation of a new wireless telecommunications facility in compliance with Section 35.82.060 of the County Land Use and Development Code;
- b) **10CUP-00000-00040**, [application filed on August 24, 2010] for approval of a Conditional Use Permit allowing the collocation of a second carrier on the telecommunications facility in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned OT-R-14/GC; and

to accept (07NGD-00000-00034) as adequate Environmental Review for Case Nos. 09CUP-00000-00017 and 10CUP-00000-00040 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original ND identified significant but mitigable effects on the environment in the following categories: Aesthetics/Visual Resources, Air Quality, Cultural Resources, Hazardous Materials/Risk of Upset, Historic Resources, and Transportation/Circulation. The application involves AP No. 105-121-006, located at 241 S. Broadway, in the Orcutt area, Fourth Supervisorial District.

ACTION: Approved the project.

Valencia/Brown **Vote: 3-1 (Brooks no; Blough recused)**
10 day appeal period; fee required.

- 10CUP-00000-00043**
09RZN-00000-00010
07DVP-00000-00028 **Hollister-Yacono Development Plan Conditional**
2. **08OSP-00000-00001** **Use Permit, Consistency Rezone and Overall Sign Plan Buellton**
10NGD-00000-00003 John Karamitsos, Supervising Planner (805) 934-6255

Hearing on the request of Rob Alexander, Mosaic Land Planning, agent for Kenny Hollister, representative for owner to consider:

- a) **09RZN-00000-00010**, [application filed on October 9, 2007] Zoning Map Amendment to rezone 32.84 acres (gross) from Intensive Agricultural zone district (AGI), under Ordinance 661, to Agriculture, 100 acre minimum parcel size (AG-II-100), zone district under the Land Use and Development Code in compliance with Chapter 35.104 of the County Land Use and Development Code;
- b) **07DVP-00000-00028** [application filed on October 9, 2007] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to allow existing and proposed structural development;
- c) **10CUP-00000-00043** [application filed on November 23, 2010], for approval of a Conditional Use Permit in compliance with Section 35.82.060 of the County Land Use and Development Code to allow existing conforming uses and structures onsite;
- d) **08OSP-00000-00001**, [application filed on October 9, 2007] for approval of an Overall Sign Plan in compliance with the Santa Barbara County Land Use & Development Code (LUDC) Section 35.82.150;

and to adopt the Negative Declaration 10NGD-00000-00003 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, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Hazardous Materials, Noise, Public Facilities, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara, CA 93101, 624 West Foster Road, Suite C, Santa Maria CA 93455, the Santa Maria Public Library, 421 S. McClelland Street, Santa Maria, CA 93454, and Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101. The project site is Assessor's Parcel Number 099-640-010, commonly known as 2201 U.S. Highway 101, located approximately 2 miles north of the City of Buellton and 1 ½ miles south of the Highway 101 and Highway 154 interchange. Site access is from Jonata Park Road, Third Supervisorial District.

ACTION: Continued the item to the hearing of January 19, 2011, at the request of the Commission.

Brooks/Cooney Vote: 5-0
Appeal process not applicable.

3. **10APL-00000-00018** **Fletcher Appeal of Hurricane Deck Cutlery** **Mission Hills**
Exempt, CEQA Section 15301 John Karamitsos, Supervising Planner (805) 934-6255
Florence Trotter-Cadena, Planner (805) 934-6255

Hearing on the request of Deborah Fletcher, appellant to consider Case No. 10APL-00000-00018, [application filed on September 3, 2010], of the Planning and Development Director's decision to approve 10HOC-00000-00008 in compliance with Section

35.102 of the County Land Use and Development Code, on property located in the 7-R-1 zone; and to determine that the project is exempt from CEQA pursuant to Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 097-223-010, located approximately 490 feet southeast of the intersection of Calle Seis and Via Gala, known as 3642 Via Gala, Mission Hills area, Fourth Supervisorial District.

ACTION: Continued the item to the hearing of January 19, 2011, at the request of the Commission.

Valencia/Brown **Vote: 4-0-1 (Blough abstained)**
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