



ZONING ADMINISTRATOR AGENDA

**HEARING OF JUNE 6, 2016
9:30 A.M.**

**COUNTY OF SANTA BARBARA
Planning and Development
123 East Anapamu Street
Santa Barbara County Engineering Building Room 17
Santa Barbara, CA 93101**

REMOTE TESTIMONY: Persons may address the Zoning Administrator by using the remote video testimony system located at Planning & Development, 624 West Foster Road, Suite C, Santa Maria.

I. PUBLIC COMMENT: Public Comment time is set aside in order to allow public testimony on items not being heard on today’s agenda. Each speaker is allocated 5 minutes.

II. STANDARD AGENDA:

- Items will be heard in the order listed on the agenda unless the Zoning Administrator rearranges the order of the agenda or the item is to be continued.
- Applicants/Agents are expected to be present to represent their items when they come up on the agenda.
- In the absence of representation the Zoning Administrator will decide whether to act on the item or continue it to a future date.
- Decisions made under the authority of Chapter 21 and Chapter 35 of the Santa Barbara County Code may be appealed to the County Planning Commission by the applicant or any aggrieved person adversely affected by such decision. An appeal, which shall be in writing, and accompanying fee shall be filed with the Planning and Development Department Zoning and Permit Information Counter located at either 123 East Anapamu Street, Santa Barbara, CA, or 624 West Foster Road, Suite C, Santa Maria, CA, within the 10 calendar days following the date of the action by the Zoning Administrator. There is a \$608.26 fee for both non-applicants and owner/applicant appeals to the Planning Commission. A fee will not be charged if the development which is the subject of the appeal is defined as development that may be appealed to the California Coastal Commission in compliance with Public Resources Code Section 30603(a).
- Any questions pertaining to individual projects should be directed to the designated planner.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Zoning Administrator and that are distributed to the Zoning Administrator prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Zoning Administrator and that are distributed to the Zoning Administrator during the meeting shall be available for public inspection at the back of the hearing room, at 123 E. Anapamu Street, Santa Barbara, CA.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements.
- The public has the opportunity to comment on any item on today’s Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Zoning Administrator will announce when public testimony can be given. Please be aware that the Zoning Administrator will consider testimony on both the project and the related environmental document.

1. 15TPM-00000-00004	Carroll Tentative Parcel Map	Solvang
Exempt, CEQA Guidelines Section 15305	Florence Trotter Cadena, Planner (805) 934-6253	

Hearing on the request of Elsa Reader, CSA Architects, agent for Denis Carroll, owner to consider Case No. 15TPM-00000-00004, [application filed on July 7, 2015] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 41.40-acres (gross) into two parcels. Parcel 1 will be 21.20-acres (gross) and 21.17-acres (net) and Parcel 2 will be 20.21-acres (gross and net), on property zoned AG-I-20; and to determine the project is exempt pursuant to Section 15305 of the State

Guidelines for Implementation of the California Environmental Quality. The application involves Assessor's Parcel Number 137-090-065, located approximately 1,600 feet northwest of the intersection of Ballard Canyon Road and Cuarto Caminos, in the Solvang area, Third Supervisorial District.

2. **15CUP-00000-00030** **AT&T at Edison** **Santa Ynez**
Exempt, CEQA Guideline Section 15303 Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Robert McCormick, McCormick Consulting, agent for AT&T to consider Case No. 15CUP-00000-00030, [application filed on September 29, 2015] to allow for the construction and operation of an unstaffed telecommunications facility with twelve, 6-foot panels in three sectors with four antennas per sector at a tip height of 39 feet, and ancillary equipment within the proposed cupola, 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 C-2; and to determine the project is exempt pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel Number 143-214-013, located at 1050 Edison Street, in the Santa Ynez area, Third Supervisorial District.

3. **16LLA-00000-00002** **JDJ Land Company Lot Line Adjustment** **Guadalupe**
Exempt, CEQA Guidelines Section 15305(a) Kathryn Lehr, Planner (805) 568-3560

Hearing on the request of Frances Romero, agent for JDJ Land Company, LLC to consider Case No. 15LLA-00000-00002 [application filed on March 25, 2016] for approval of a Lot Line Adjustment (LLA) in compliance with Section 21-90 of County Code Chapter 21 and Section 35.30.110 of the County Land Use and Development Code (LUDC) to adjust the lot lines between two lots, Lot A, 80.46 acres; and Lot B, 7.05 and create two resultant lots, Lot 1 totaling 2.298 acres and located wholly within the City of Guadalupe, and Lot 2 totaling 85.13 acres located wholly within Santa Barbara County. and to determine the project is exempt pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel Numbers 113-040-001, 115-043-002 and 115-020-015 located at 1050 Edison Street, in the Santa Ynez area, Third Supervisorial District.

4. **15RMM-00000-00004** **Trung Mai Recorded Map** **Summerland**
Addendum to 87-ND-21 Kathryn Lehr, Planner (805) 568-3560

Hearing on the request of Jennifer Siemens, agent for owner Mr. Trung Mai, to consider Case No. 15RMM-00000-00004, [application filed on December 22, 2015] to modify the existing building envelope in compliance with County Code Chapter 21, Section 21-15.9, at 2180 Ortega Ranch Lane, on property zoned RR-5, Assessor Parcel Numbers 005-580-013; and to accept the Addendum to Negative Declaration (87-ND-21) pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this Recorded Map Modification request. The Addendum to the Negative Declaration (ND) and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The Addendum to the ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara

5. 14NGD-00000-00015 The Proposed Final Mitigated Negative Declaration for the Santa Claus Lane Pedestrian At-Grade Rail Crossing Carpinteria
Ryan Cooksey, Planner (805) 884-6836

Hearing on the request of the Santa Barbara County Planning and Development Department to consider Case No. 14NGD-00000-00015, [application filed on September 12, 2014] to adopt the Mitigated Negative Declaration (Case No. 14NGD-00000-00015) for the Santa Claus Lane pedestrian at-grade rail crossing 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: air quality, biological resources, cultural resources, noise, and water resources/flooding. The application involves AP Nos. 005-440-002, 005-440-003, 005-010-025, and 111-111-111, located on Santa Claus Lane approximately 650 feet south of the intersection of South Padaro Lane and Santa Claus Lane, in the Toro Canyon Plan area, First Supervisorial District. The Mitigated Negative Declaration and all associated documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The Mitigated Negative Declaration is also available for review at: <http://longrange.sbcountyplanning.org/planareas/torocanyon/santaclauslane.php>.

Linda Liu, Zoning Administrator