



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA

Hearing of June 1, 2016
9:00 a.m.

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

REMOTE TESTIMONY: *Persons may address the Planning Commission and Planning Commissioners may teleconference by using the remote video testimony system located at the Betteravia Government Center, Board of Supervisors' Conference Room, 511 East Lakeside Parkway, Santa Maria.*

Items will be heard in the order listed on the agenda unless the Planning Commission changes the order of the agenda or the item is to be continued. Estimated discussion times allocated for each project are shown following the project descriptions. These estimated times are approximate. At 9:00 a.m., during the Agenda Status Report, the Planning Commission will determine which items will 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 Commission will decide whether to continue it to a future date. A fee must be paid for a Planning Commission hearing continuance requested by the applicant. Please call your planner or accounting at (805) 568-2003 to determine the amount due. Upon receipt of the fee a hearing date will be scheduled. Any questions pertaining to individual projects should be directed to the designated planner.

Written comments are welcome. All letters should be addressed to the Santa Barbara County Planning Commission, 123 East Anapamu Street, Santa Barbara, CA 93101. Letters, with nine copies, and computer materials, e.g. PowerPoint presentations, should be filed with the secretary of the Planning Commission no later than 12:00 P.M. on the Tuesday before the Planning Commission hearing. The decision to accept late materials will be at the discretion of the Planning Commission.

The public has the opportunity to comment on any item on today's Administrative, Consent, Conceptual 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 Planning Commission Chairperson will announce when public testimony can be given. Please be aware that the Commission will consider testimony on both the project and the related environmental document.

Photos, slides, videos, models or other physical items presented as evidence during a hearing shall be retained by the Hearing Support Staff until the expiration of all applicable appeal periods.

If you challenge the projects (16TEX-00000-00005, 15CUP-00000-00026, 15CUP-00000-00031, 15CUP-00000-00011, 16CUP-00000-00003, 16GOV-00000-00003, 16ORD-00000-00006, or 16ORD-00000-00008) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence to the Planning Commission at, or prior to the public hearing, Government Code Section 65009.

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 County Planning Commission and that are distributed to a majority of all of the members of the County Planning Commission 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 County Planning Commission and that are distributed to a majority of all of the members of the County Planning Commission 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.

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 <https://www.countyofsb.org/ceo/csbtv/livestream.sbc> and digitally archived at <http://www.countyofsb.org/ceo/csbtv/archives.sbc>*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** *by Lia Graham.*
- III. **ROLL CALL:** *by Lia Graham.*
- IV. **AGENDA STATUS REPORT:** *The Planning Commission Secretary will report on the status of the items on today's agenda.*
- V. **PROJECTION REPORT:** *The Planning Commission Secretary will provide a summary of the Planning Commission's Agenda Projection Report, including upcoming projects, briefings, and workshops.*
- VI. **PUBLIC COMMENT:** *Public Comment period is set aside to allow public testimony on items **not** on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair. Total time allocated for public comment is 15 minutes. When testifying before the Planning Commission, personal attacks and other disruptive behavior are not appropriate.*
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** *Individual Commissioners may present brief reports on planning issues, such as seminars, meetings and literature that would be of interest to the public and/or Commission, as a whole.*
- VIII. **MINUTES:** The Minutes of May 4, 2016 and May 11, 2016 will be considered.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** *The Director of Planning and Development will report on items of general interest to the Planning Commission and members of the public, including items that have been or will be considered by the Santa Barbara County Board of Supervisors.*
- X. **STANDARD AGENDA:**

1. 16TEX-00000-00005	Cuyama Solar Conditional Use Permit Time Extension	Cuyama
11EIR-00000-00005		Errin Briggs, Energy Specialist (805) 568-2047 Kathy Pfeifer, Planner (805) 568-2507

Hearing on the request of Suzanne Elledge Planning & Permitting Services, Inc., agent for the applicant, Cuyama Solar, Inc., to consider Case No. 16TEX-00000-00005 [application filed on March 21, 2016] for a three-year Time Extension to April 7, 2019 (three years from the April 7, 2016 expiration) for the Cuyama Solar Project, Case No. 10CUP-00000-00008 in compliance with Section 35.84.030 of the Land Use & Development Code, on property zoned AG-II; and to accept the previously certified Environmental Impact Report, 11EIR-00000-00005 as adequate Environmental Review for Case No. 16TEX-00000-00005 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No's. 149-150-031, 149-150-032, 149-150-042, 149-140-091, 149-150-039, 149-140-041, 149-330-001, and 149-010-083. The Solar Array portion would be located on 327 acres at 596 Kirchenmann Road, and the proposed generation tie-line would start at the Solar Array site and run along Kirschenmann Road and Washington Street to the PG&E Cuyama Substation. The project site is located south and southeast of the town of Cuyama, in the First Supervisorial District. (Estimated Time: 10 min.)

Verizon at South Goleta

2. 15CUP-00000-00026 New Telecommunications Facility Goleta

Exempt, CEQA Guidelines Section 15303

Alex Tuttle, Supervising Planner (805) 884-6844
Sean Herron, Planner (805) 568-3510

Hearing on the request of Melissa Samarin of Sequoia Deployment Services, agent for the developer Verizon Wireless and property owner County of Santa Barbara, to consider Case No. 15CUP-00000-00026 [application filed on August 31, 2015] for a Conditional Use Permit (CUP) to allow for the construction and operation of an unstaffed telecommunications facility that includes a 55-foot tall antenna support structure designed as a faux tree, 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 REC; and to accept the CEQA Exemption pursuant to Sections 15303 [New Construction or Conversion of Small Structures] and 15304 [Minor Alterations to Land] of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel No. 061-040-024, located at 4500 Hollister Avenue in the Eastern Goleta Valley Community Plan area, Second Supervisorial District. (Continued from 4/27/16) (Estimated Time: 45 min.)

3. 15CUP-00000-00031 New Verizon Telecommunications Facility at Buellton Buellton

Exempt, CEQA Guidelines Sections 15303/15304

John Zorovich, Supervising Planner (805) 934-6297
Hilary Thomson, Planner (805) 934-6269

Hearing on the request of Jay Higgins and Vivon Crawford, agents for Verizon Wireless, to consider Case No 15CUP-00000-00031 [application filed on October 16, 2015] for a Conditional Use Permit to allow the construction and operation of an unstaffed telecommunications facility that includes a 55-foot tall antenna support structure designed to resemble a faux tree 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 AG-I-5; and to determine that the project is exempt from CEQA pursuant to Sections 15303 and 15304 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel Number 099-251-056, located approximately 1651 feet from the Buellton City Limits, known as 271 West Highway 246, Buellton Area, Third Supervisorial District. (Estimated Time: 45 min.)

4. 15CUP-00000-00011 16CUP-00000-00003 Curletti Farm Labor Housing Project Santa Maria

16NGD-00000-00005

Anne Almy, Supervising Planner (805) 568-2053
Natasha Campbell, Planner (805) 570-4871

Hearing on the request of David Swenk, agent for Betteravia Properties, to consider Case No. 15CUP-00000-00011 [application filed on May 21, 2015] for a Major Conditional Use Permit allowing a farm labor camp in compliance with Sections 35.21.030 and 35.42.030 and a Minor Conditional Use Permit for a water system with 5 or more connections in compliance with Section 35.21.030 of the County Land Use and Development Code, on property zoned AG-II-100; and to adopt the Negative Declaration (16NGD-00000-00005) 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, fire hazard, geology, land use, noise, public services, and water resources. The ND and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Santa Maria Public Library, 421 S. McClelland St., Santa Maria. The application involves Assessor Parcel No. 113-240-009, located at 3650 Highway 1, in the Santa Maria area, Third Supervisorial District. (Estimated Time: 1.5 hrs.)

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| 5. | Capital Improvement
Program Conformity Review | Countywide |
| | 16GOV-00000-00003 | |
| | Exempt, CEQA Guidelines Section 15378 | Mindy Fogg, Supervising Planner (805) 884-6848
Alyssa Krag-Arnold, Planner (805) 884-8060 |

Hearing at the request of the Board of Supervisors to analyze the proposed new projects in the Five-Year Capital Improvement Program for Fiscal Years Ending 2016-2021 and to report to the Board of Supervisors as to their conformity with the Comprehensive Plan pursuant to Government Code sections 65401 and 65402. (Estimated Time: 20 min.)

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| 6. | 2015-2023 Housing Element Implementation:
Design Residential (DR) Zone Modifications | Countywide |
| | 16ORD-00000-00006
16ORD-00000-00008 | |
| | Exempt, CEQA Guidelines Section 15061(b)(3) | Allen Bell, Supervising Planner (805) 568-2056
Ryan Cooksey, Planner (805) 884-6836 |

Hearing on the request of the Planning and Development Department that the Santa Barbara County Planning Commission:

- a) **16ORD-00000-00006.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00006) amending Article 35.2, Zones and Allowable Land Uses, and Article 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County code, to amend the maximum height limit, maximum site coverage, minimum open space (and definition thereof) requirements, and parking requirements of affordable, senior, and special needs housing developments in the Design Residential zone;
- b) **16ORD-00000-00008.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00008) amending Division 4, Zoning Restrictions, and Division 6, Parking Regulations, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, to amend the maximum height limit, maximum site coverage, minimum open space (and definition thereof) requirements, and parking requirements of affordable, senior, and special needs housing developments in the Design Residential zone;

to recommend that the Board of Supervisors determine that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the Guidelines for Implementation of CEQA. (Estimated Time: 45 min.)

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