

Goolsby Appeal of the Verizon Wireless Facility at the Montecito Switch Station

Board of Supervisors
March 19, 2013

12APL-00000-00011
12CUP-00000-00007

PROPOSED PROJECT SITE

512 Santa Angela Lane

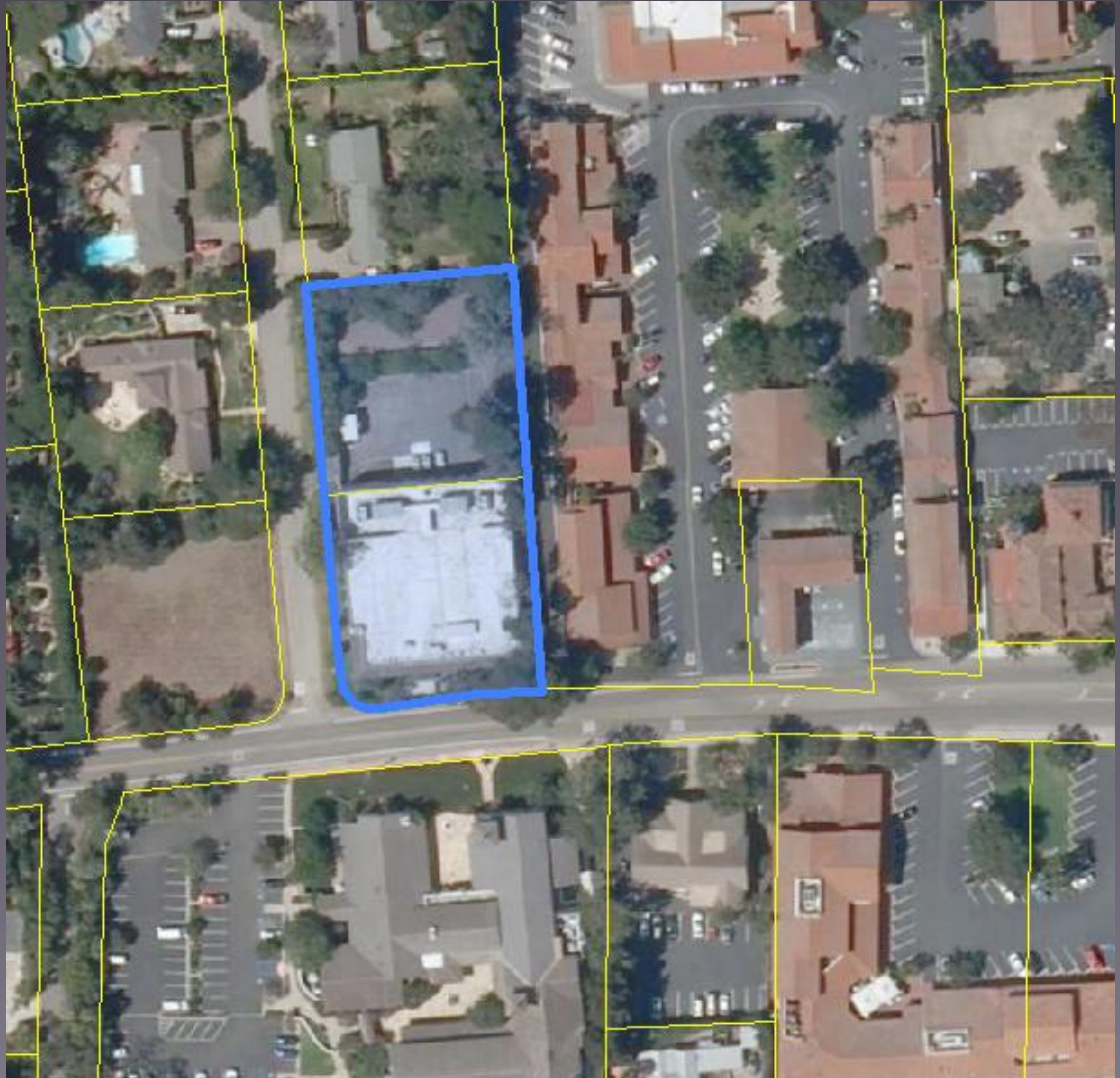
Zoned 20-R-1

Site: 0.87 acres

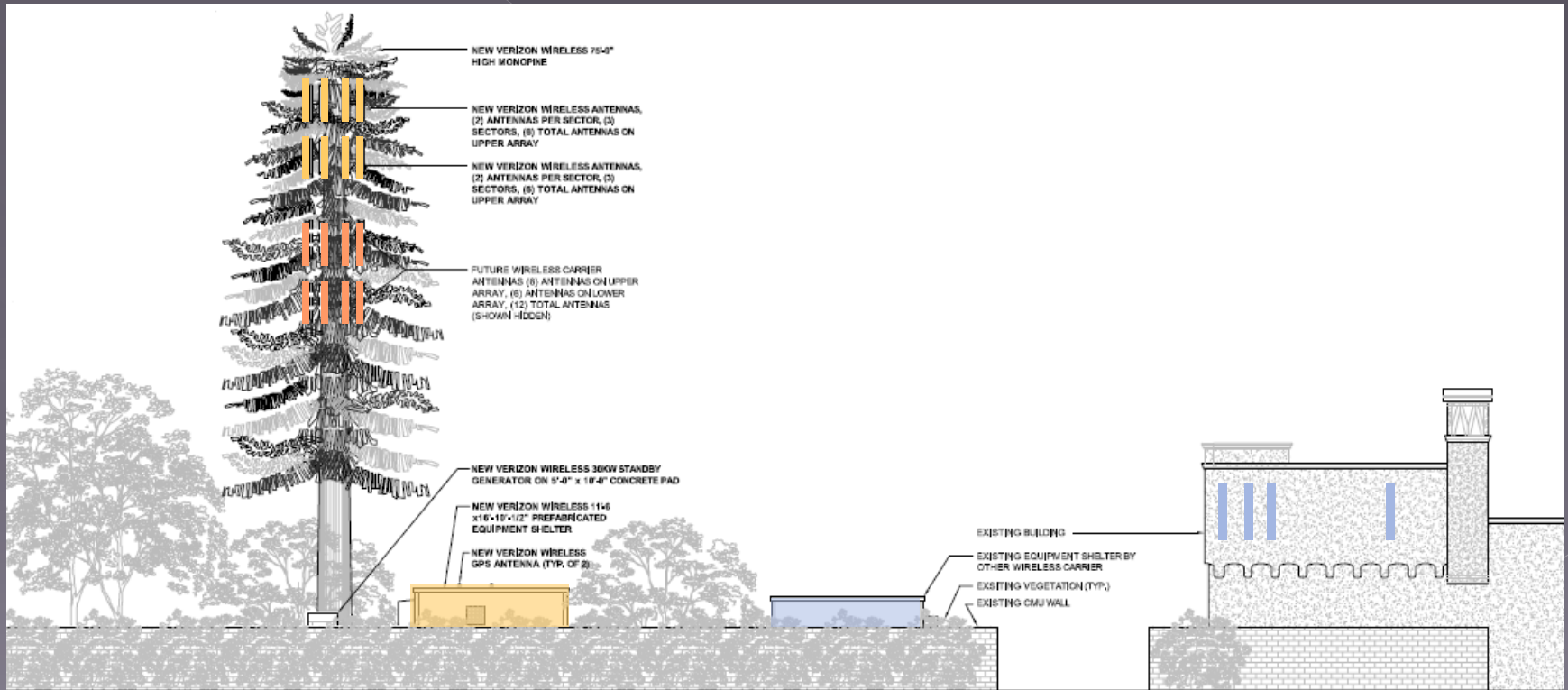
Montecito Community
Plan area: Urban, Inland

Current use:
Switch station operation
building for Verizon
California Inc. (landline)
65-CP-041
(1965)

Cingular (now AT&T)
cellular facility
02CUP-00000-00050
(2002)

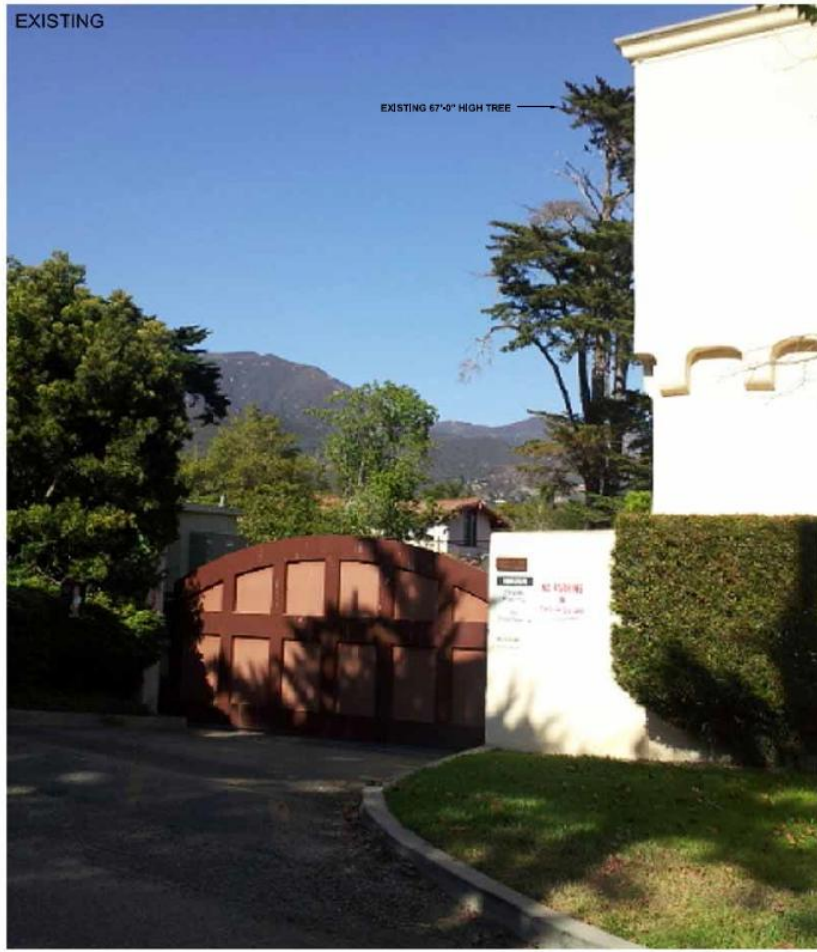


Proposed Revised Project

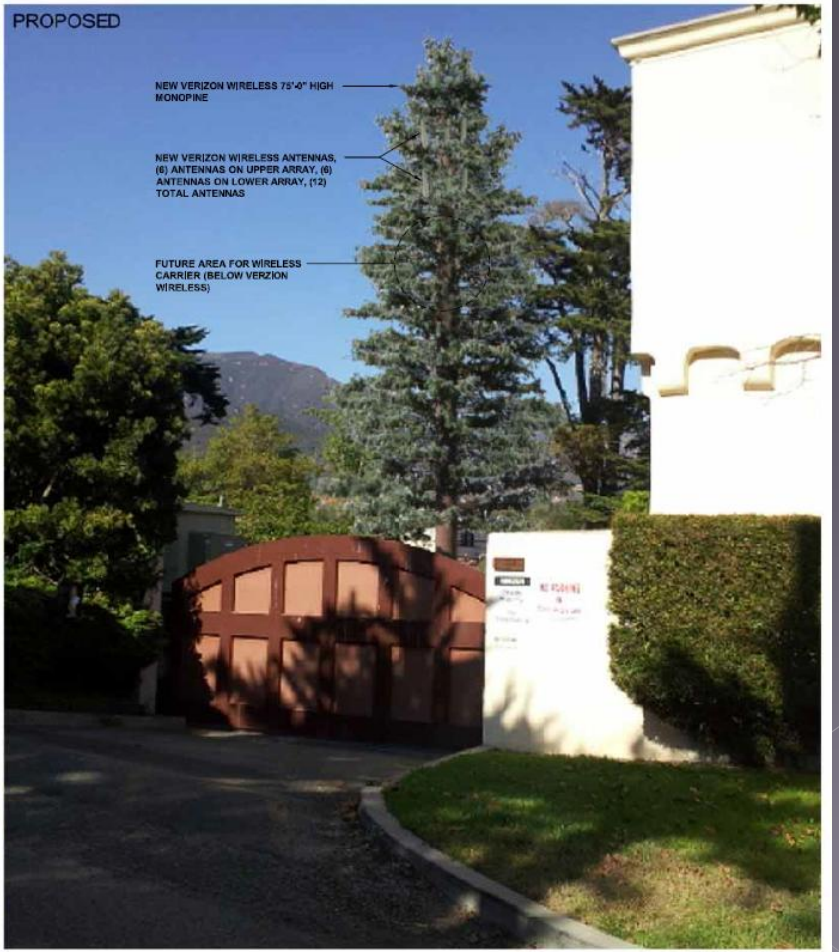


View from Santa Angela Lane

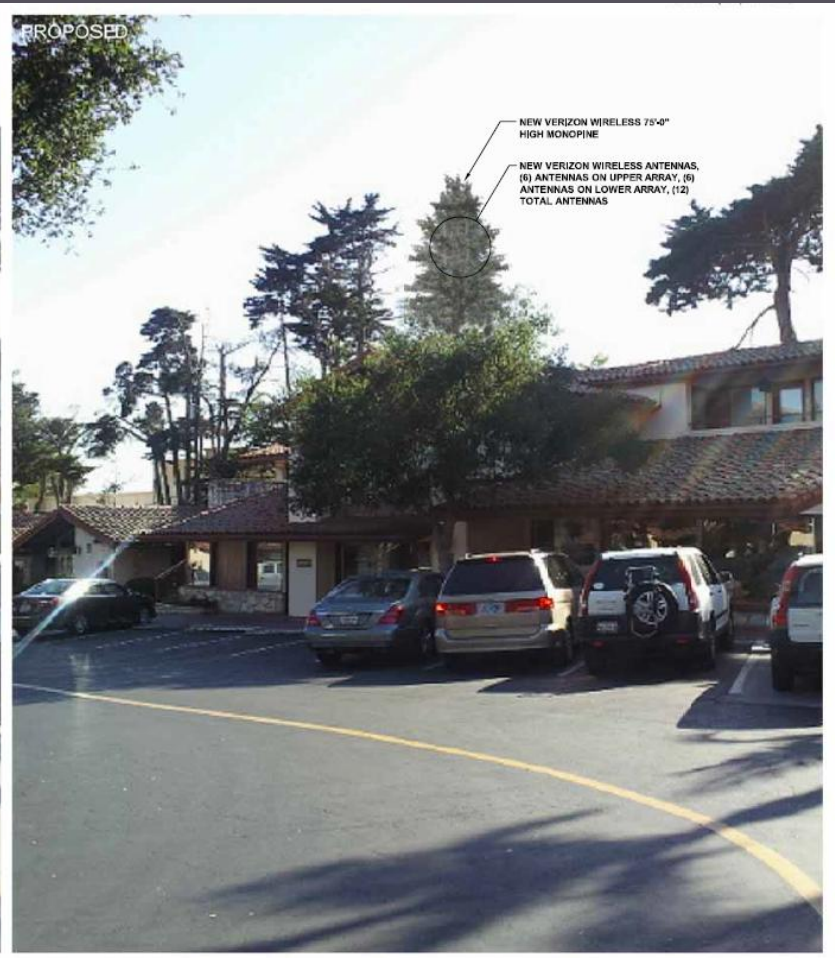
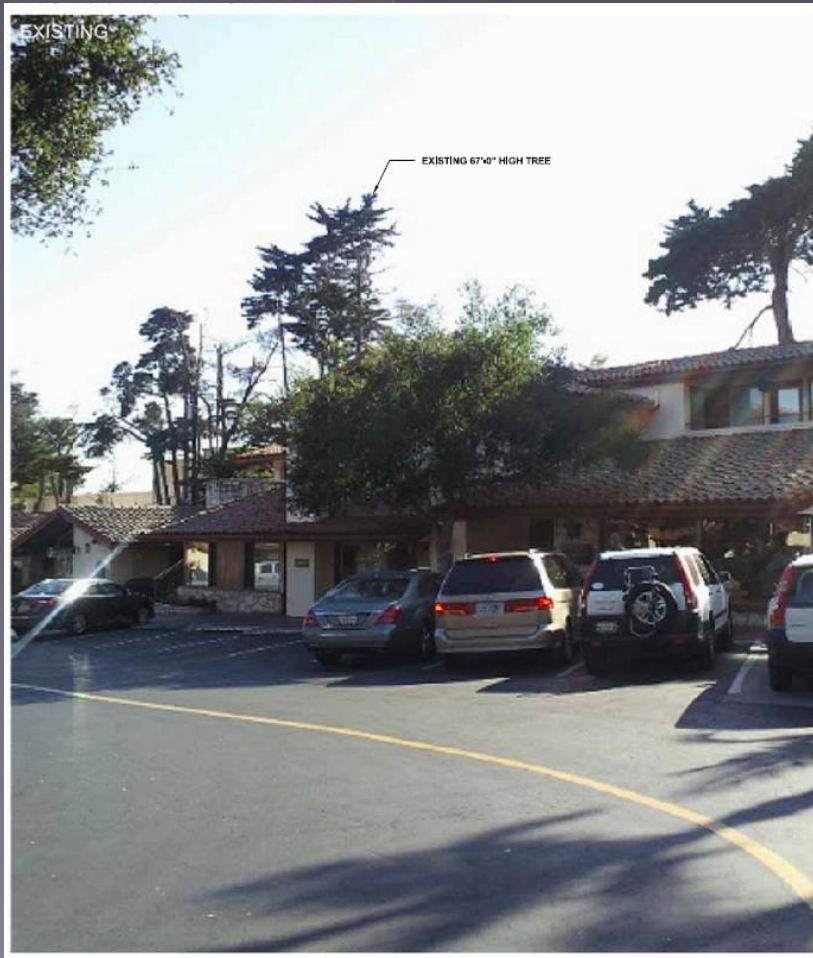
EXISTING



PROPOSED

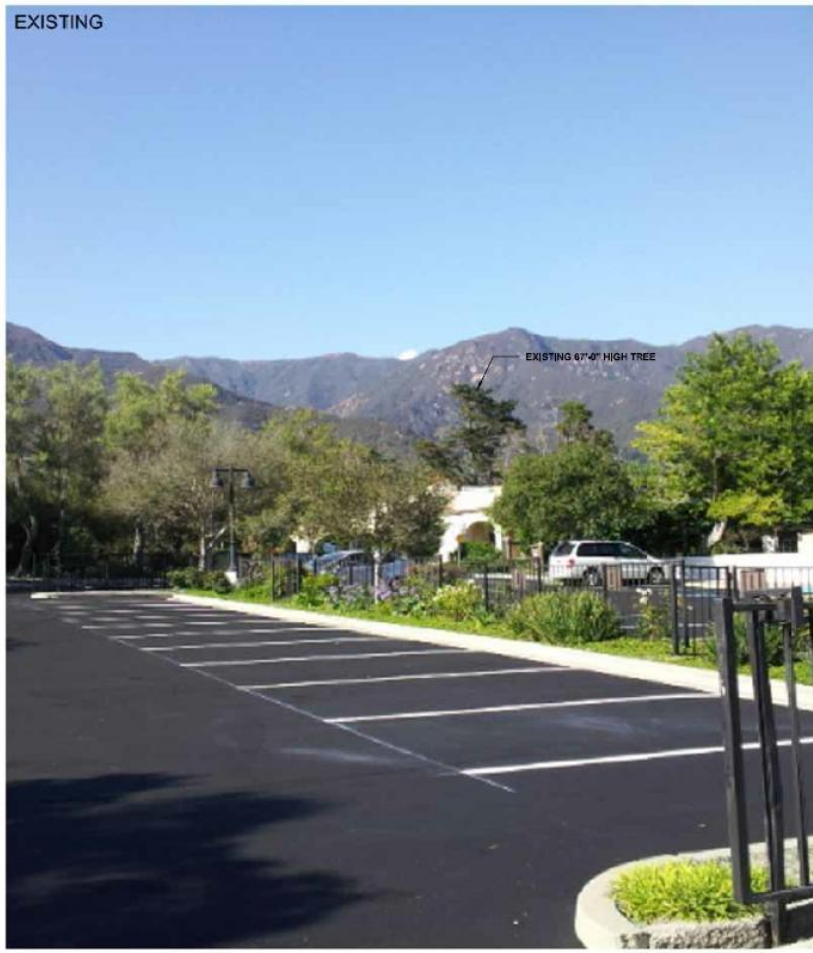


View from Upper Village Center

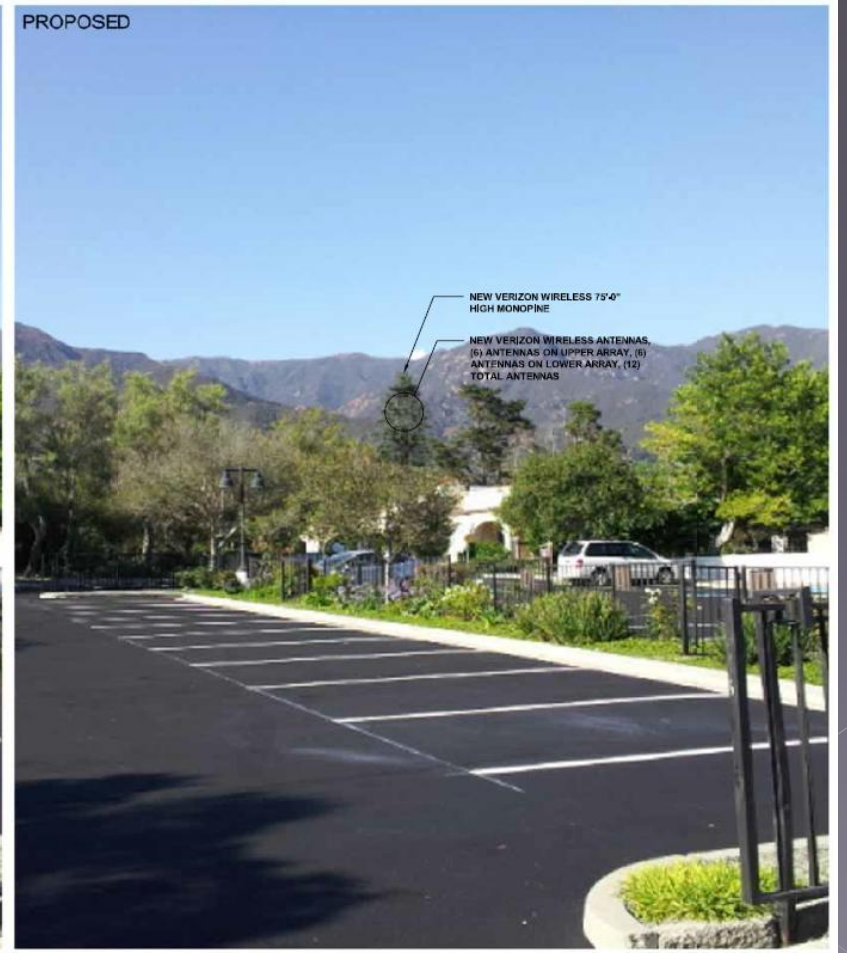


View from El Montecito Presbyterian Church

EXISTING



PROPOSED



Project Analysis

Telecommunications standards	<ul style="list-style-type: none">• Allowed in all zones (Tier 4)• Compliance with FCC emissions standards• Collocated telecommunications site• Design blends with existing trees• MBAR conceptual review
Zone district requirements	<ul style="list-style-type: none">• Setback modification• Height (up to 75 feet allowed)
Comprehensive Plan	<ul style="list-style-type: none">• Existing power and telephone services• Faux tree design blends facility
Montecito Community Plan	<ul style="list-style-type: none">• No lighting• Automated (unstaffed) facility• Faux tree design blends facility• No additional setbacks required

Staff Recommendation:

- Deny the appeal, Case No. 12APL-00000-00011, thereby upholding the Montecito Planning Commission's approval of the project;
- Make the required findings for the project, including CEQA findings;
- Determine the project is exempt from CEQA pursuant to Section 15303 of the State Guidelines for the Implementation of the California Environmental Quality Act;
- Waive the 6-day posting requirement contained the County's CEQA Guidelines, for good cause; and
- Approve de novo the Conditional Use Permit for the proposed telecommunications facility with the faux tree alternative, 12CUP-00000-00007, subject to the conditions.