



BOARD OF SUPERVISORS Agenda Number:
AGENDA LETTER

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning & Development
Department No.: 053
For Agenda Of: 02/03/2015
Placement: Set Hearing on
 02/03/2015
 For 02/17/2015
Estimated Tme: 30 min.
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director Glenn Russell, Ph.D., Director, 568-2085
 Contact Info: Alice McCurdy, Deputy Director, 568-2518
SUBJECT: **The New Verizon Telecommunication Facility at Highway 154 Summit (14CUP-00000-00019) and Ordinance 661 Consistency Rezone (14RZN-00000-00004), Second Supervisorial District**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions:

On February 3, 2015, set a hearing for February 17, 2015, to consider the Planning Commission's recommendation to approve Case No. 14RZN-00000-00004, proposing to rezone 3.2 acres from 40-AL-O under Ordinance 661 to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code; and Case No. 14CUP-00000-00019, to allow construction and operation of an unstaffed telecommunications facility with a 55-foot tall antenna support structure designed to resemble a pine tree. The facility would be located within a 840 square foot lease area on a 3.2-acre parcel located at 2937 San Marcos Pass Road, Assessor Parcel No. 153-080-008.

On February 17, 2015, staff recommends that your Board take the following actions:

1. Make the required findings for approval of the project, Case Nos. 14RZN-00000-00004 and 14CUP-00000-00019, including CEQA findings, specified in Attachments 1 and 2 of this Board Letter;
2. Determine that the project is exempt from CEQA pursuant to CEQA Sections 15061(b)(3), 15303, and 15304, as specified in Attachment 3 of the Board Letter;
3. Approve a rezone (14RZN-00000-00004) and adopt an ordinance changing the zone district of the subject parcel from 40-AL-O (Ordinance 661) to AG-II-100 (County Land Use and Development Code) as specified in Attachment 4 of this Board Letter;

4. Approve a Conditional Use Permit (14CUP-00000-00019) subject to the conditions of approval included as Attachment 5 to the Board Letter.

Refer back to staff if the Board of Supervisors takes other than the recommended actions for appropriate findings and conditions.

Background:

On December 10, 2014, the County Planning Commission held a hearing on the proposed telecommunication facility. At the conclusion of that hearing, the Commission continued the item to a special hearing on December 22, 2014 due to the necessity to rezone the lot from 40-AL-O under Ordinance 661 to AG-II-100 under the County Land Use and Development Code. The consistency rezone is necessary to provide for the processing and approval of a telecommunication facility on the lot. In light of a shot-clock extension agreed to by the applicant, the December 22, 2014 hearing was adjourned by hearing support staff and the project returned to the Planning Commission on February 20, 2015 in order to provide required notice for the rezone.

Both the telecommunication facility project (case no. 14CUP-00000-00019) and the consistency rezone (case no. 14RZN-00000-00004) were noticed and agendized for the Planning Commission hearing of January 7, 2015 where the Commission recommended approval of the project by a unanimous vote.

Summary Text:

The project is a request by Michelle Ellis of Complete Wireless Consulting, Inc., agent for the applicants, Roger & Nancy Haines and Verizon Wireless, for approval of a proposed rezone of an existing 3.2-acre lot from 40-AL-O to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code; and a Major Conditional Use Permit to allow construction and operation of an un-manned telecommunications facility, in compliance with Sections 35.82.060 and 35.44 of the County Land Use and Development Code. The new telecommunication facility would be located within an 840 square foot lease area on the 3.2-acre parcel, which is located at 2937 San Marcos Pass Road and shown as Assessor Parcel No. 153-080-008.

Because the project includes a consistency rezone, the Planning Commission's role on January 7, 2015 was to make a recommendation regarding the project to the Board of Supervisors, which is the Review Authority for all Zoning Map Amendments. As noted above, the Planning Commission recommended approval of the project to your Board. With respect to the Zoning Map Amendment, the AG-II-100 zone designation is consistent with the Comprehensive Plan Land Use designation of Agriculture, A-II-100 applied to the subject lot. Full analysis of the Zoning Map Amendment is provided in the Planning Commission staff report, dated December 17, 2014 and included as Attachment 7 to this Board Letter.

The proposed new telecommunication facility consists of four Verizon Wireless panel antennas in two sectors, with two antennas per sector, mounted on a proposed 55-foot tall 'monopine' along with associated equipment. The 42'x20' lease area would have a locked chain link fence at the perimeter and would house all support equipment for the antennas at the base of the structure, including a 10 foot tall pre-fabricated equipment shelter, underground power and Telco utilities, a standby diesel generator, two GPS antennas, two air conditioning units, and a surge protector. The diesel generator would be installed on a new concrete pad and the existing paved driveway leading to the lease area would provide onsite parking for routine maintenance of the facility. Although some minor ground disturbance would be needed for footings and utility trenching, the proposed facility would not require grading, and no tree removal is proposed as a component of the project. Additionally, one manually operated security light would be installed and shall be

hooded, low-wattage, and directed downward. The light would be located above the equipment structure door and operated by a manual switch that would be kept off except when Verizon Wireless personnel are present at night. The plans for the facility are provided in Attachment 10 to this Board Letter.

The telecommunication project meets all applicable development standards as fully analyzed in the staff report dated November 13, 2014 (included as Attachment 6) and in the Planning Commission memorandum dated December 30, 2014 (included as Attachment 8).

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

The costs to process the consistency rezone are borne by the County. The cost of the Conditional Use Permit is borne by the applicant. Funding for the review and preparation of the staff reports and analysis for the Rezone component of the project is estimated at approximately \$3,500.00, and is budgeted in the Permitting & Compliance Program of the Development Review, South Division on Page D-212 of the adopted 2014 – 2016 fiscal year budget.

Staffing Impacts:

N/A

Special Instructions:

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on February 17, 2015. The notice shall appear in the Santa Barbara News-Press. The Clerk of the Board shall fulfill noticing requirements. A minute order of the hearing and copy of the notice and proof of publication shall be returned to Planning and Development, attention David Villalobos.

Attachments:

1. Findings for Approval (Case no. 14RZN-00000-00004)
2. Findings for Approval (Case no. 14CUP-00000-00019)
3. Environmental Document (Case Nos. 14RZN-00000-00004 & 14CUP-00000-00019)
4. Zoning Map Amendment: Draft Ordinance
5. Conditions of Approval (Case no. 14CUP-00000-00019)
6. Planning Commission Staff Report (case no. 14CUP-00000-00019), dated November 13, 2014
7. Planning Commission Staff Report (case no. 14RZN-00000-00004), dated December 17, 2014
8. Planning Commission Memorandum, dated December 30, 2014
9. Planning Commission Action Letter, dated January 7, 2015
10. Reduced Plan Sheets

Authored by:

J. Ritterbeck, Planner (805) 568-3509
Department of Planning & Development