



# **SANTA BARBARA COUNTY BOARD OF SUPERVISORS**

**New Verizon Wireless Telecommunications Facility  
at 154 Summit / San Marcos Pass  
&  
Haines Consistency Rezone**

**14CUP-00000-00019 & 14RZN-00000-00004**

February 17, 2015  
J. Ritterbeck, Planner

# Purpose of Hearing

Hearing on the request of Michelle Ellis, agent, for Verizon Wireless and Roger & Nancy Haines, to consider:

- Case No. 14RZN-00000-00004
  - 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;
- Case No. 14CUP-00000-00019
  - Construction of a new telecommunications facility with a 55-foot tall antenna support structure designed to resemble a pine 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.

# Vicinity Map





# Parcel Information

- 3.2-acre lot, zoned 40-AL-O
  - Agriculture
  - Oil Drilling/Combining Overlay
- Subject parcel currently developed with:
  - One single-family dwelling
  - Two small storage sheds
  - No agricultural activity



# Project Background

## **14RZN-00000-00004**

- Consistency Rezone needed to allow the construction of a new telecommunication facility on the site.

**40-AL-O → AG-II-100**

## **14CUP-00000-00019**

- 55 ft tall faux pine tree antenna support structure
- Four (4) panel antennas
- Fenced lease area with 180 sq. ft. equipment shelter and other support equipment
- Site landscaping



# Role of the Planning Commission

- Because the project includes a consistency rezone, the Planning Commission's role was to make a recommendation to the Board of Supervisors, which is the Review Authority for all Zoning Map Amendments.
- The Planning Commission recommended approval of the project to your Board.
- LUDC §35.80.020B – Jurisdiction of Highest Review-Authority



# Environmental Review

## **Exempt from CEQA review, pursuant to Sections**

**15061** – [ No Possible Significant Effect]

**15303** – [New Construction or Conversion of Small Structures]

**15304** – [Minor Alterations to Land]



# Photo Simulations

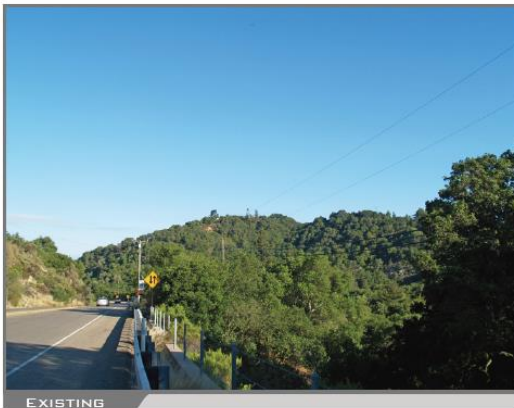


## HWY 154 SUMMIT

2937 SAN MARCOS PASS ROAD SANTA BARBARA, CA 93105



VIEW 2





# Photo Simulations

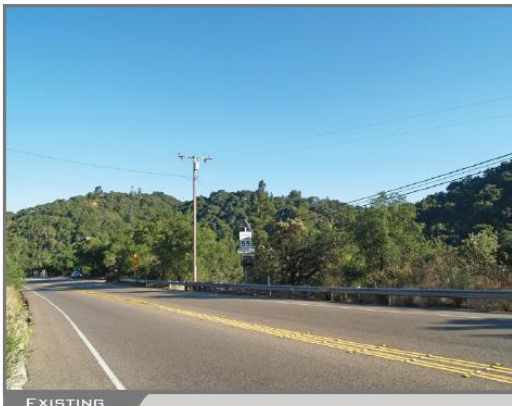
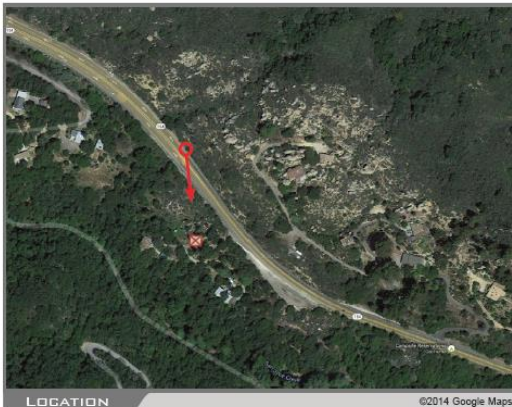


## HWY 154 SUMMIT

2937 SAN MARCOS PASS ROAD SANTA BARBARA, CA 93105



VIEW 1



# Photo Simulations

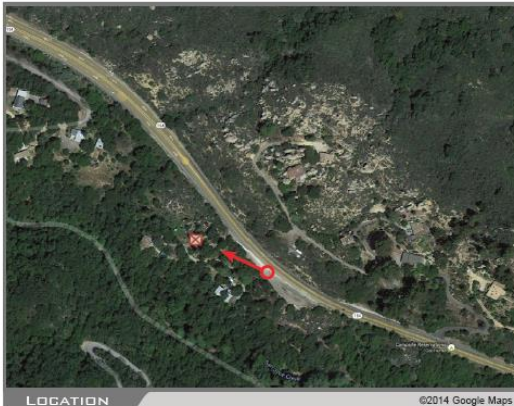


## HWY 154 SUMMIT

2937 SAN MARCOS PASS ROAD SANTA BARBARA, CA 93105



VIEW 3

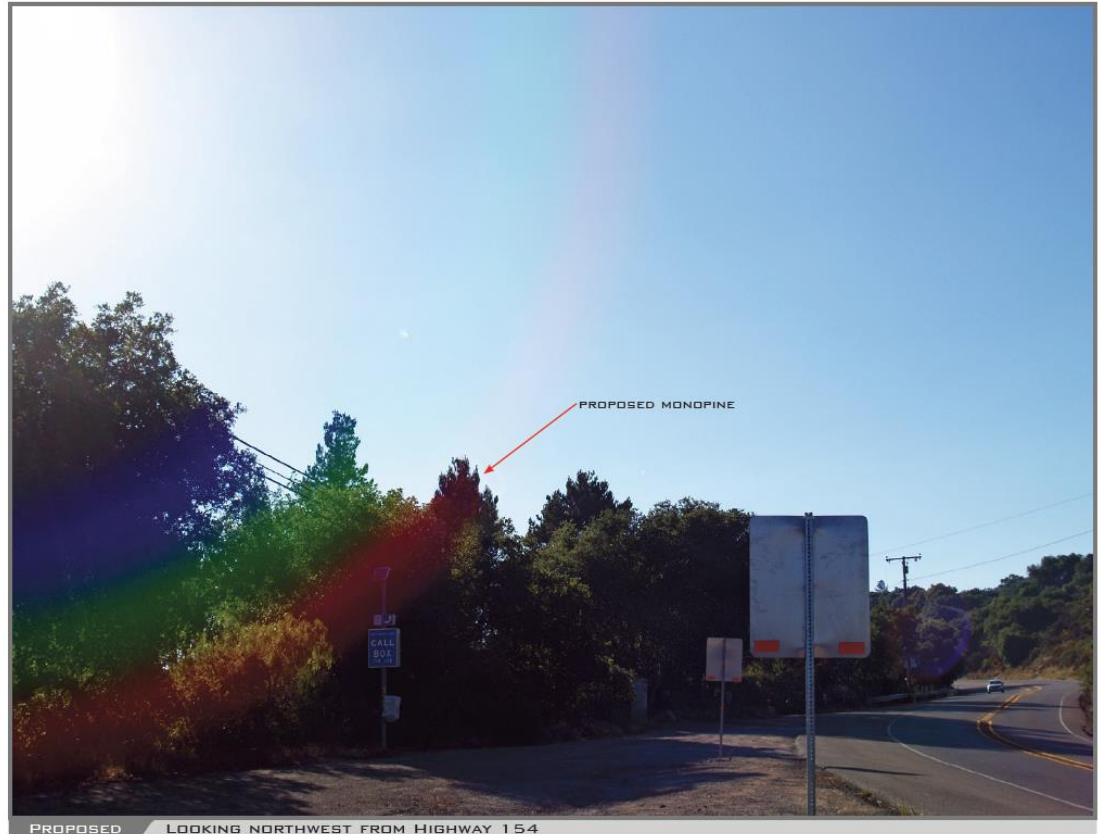


LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHWEST FROM HIGHWAY 154

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



# Photo Simulations



## HWY 154 SUMMIT

2937 SAN MARCOS PASS ROAD SANTA BARBARA, CA 93105



VIEW 4



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM HIGHWAY 154

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

# Conclusions

As proposed and conditioned, the project would:

- Be consistent with the County Comprehensive Plan; and
- Comply with the requirements of the County Land Use and Development Code.



# Staff Recommendation



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 the Board Letter;
2. Determine that the project is exempt from CEQA pursuant to Sections 15061(b)(3), 15303 & 15304, as specified in Attachment 3 of the Board Letter;
3. Approve the 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 & Development Code) as specified in Attachment 4 of the Board Letter; and
4. Approve the Conditional Use Permit (14CUP-00000-00019) subject to the conditions of approval included as Attachment 5 to the Board Letter.