



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of January 3, 2018
9:30 a.m.

JOE COLE, CHAIR
CHARLES NEWMAN, 1ST VICE-CHAIR
DONNA SENAUER, 2ND VICE CHAIR
SUSAN KELLER

Santa Barbara County
Planning Commission Hearing Room
123 East Anapamu Street, Room 17
Santa Barbara, CA 93101
(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: *Montecito Planning Commission Hearings are televised live on County of 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 Montecito 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>, and on the County's YouTube channel at <https://www.youtube.com/user/CSBTv20>*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, Susan Keller.
- II. **PLEDGE OF ALLEGIANCE**
- III. **ELECTION OF THE 2018 MONTECITO PLANNING COMMISSION CHAIR, FIRST VICE CHAIR, AND SECOND VICE CHAIR**
- ACTION:** Elected Commissioner Cole as the 2018 Montecito Planning Commission Chair.
- Senauer/Newman **Vote: 4-0 (Brown absent)**
- ACTION:** Elected Commissioner Newman as the 2018 Montecito Planning Commission 1st Vice-Chair.
- Senauer/Keller **Vote: 4-0 (Brown absent)**
- ACTION:** Elected Commissioner Senauer as the 2018 Montecito Planning Commission 2nd Vice-Chair.
- Newman/Cole **Vote: 4-0 (Brown absent)**
- IV. **APPOINTMENT OF THE 2018 MONTECITO PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**
- ACTION:** Appointed Jeff Wilson as the 2018 Montecito Planning Commission Secretary.
- Keller/Senauer **Vote: 4-0 (Keller absent)**
- ACTION:** Appointed David Villalobos as the 2018 Montecito Planning Commission Recording Secretary.
- Keller/Newman **Vote: 4-0 (Keller absent)**

- V. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- VI. **ROLL CALL:** Commissioner Brown was absent.
- VII. **AGENDA STATUS REPORT:** by Jeff Wilson.
- VIII. **PROJECTION REPORT:** by Jeff Wilson.
- IX. **PUBLIC COMMENT:** Denise Spangler Adams asked that items should be deferred because a large portion of Montecito has been affected by the Thomas Fire. She added that there has been no leadership from the Montecito Planning Commission on the fire response. Charlene Nagel, Montecito Association, noted that on October 23, 2017, the Montecito Association and the Montecito Fire District put together a community forum on fire preparedness, and was attended by over three hundred members of the public. On December 8, 2017, she was asked to attend an Office of Emergency Management meeting hosted by Rob Lewin, where a variety of public agencies were present. She also had a conversation with Chief Hickman from the Montecito Fire District, and it was decided that they will put together another community forum on Friday, January 12 at 5:00 p.m. at the Montecito Union School. The topic will be Thomas Fire recovery, and other issues resulting from the fire.
- X. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioners Keller and Cole attended the County Planning Commission hearing of December 20, 2017 and holiday luncheon. Commissioner Senauer reported on the donation to the Nature Conservancy of the Cojo Ranch.
- XI. **MINUTES:** The Minutes of November 15, 2017 were considered as follows:
ACTION: Approved the Minutes of November 15, 2017, as revised.
Newman/Keller Vote: 3-0-1 (Cole abstained; Brown absent)
- XII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- XIII. **INTENT TO WAIVE A PUBLIC HEARING:** *The County of Santa Barbara has waived the required public hearing for the proposed Coastal Development Permit.*

17TEX-00000-00038 **Bentson Single Family**
Dwelling Time Extension **1542 Miramar Beach Drive**
Jeremy Loh, Planner (805) 884-8051

The project is for a Time Extension to 12CDH-00001: Additions totaling 212 net square feet to the existing two-story single family dwelling. The additions include a first floor kitchen of 132 square feet and second floor sleeping loft of 80 net square feet. The project also includes demolition of the existing entry walkway, creation of a new entry door, and an interior remodel. Grading of approximately 11 cubic yards of cut / one cubic yard of fill is proposed. The project also includes an approved Variance to allow a front setback of 0 feet instead of the required 20 feet from the edge of the right-of-way, and a side setback of 0 feet instead of the required 5 feet from the side property lines consistent with the existing structure footprint. The property is a 0.02-acre parcel zoned 7-R-1 and shown as Assessor Parcel Number 009-345-026, located at 1542 Miramar Beach Drive in the Montecito Area, First Supervisorial District.

ACTION: Acknowledged waived public hearing. No action was taken.

XIV. STANDARD AGENDA:

1.	17ORD-00000-00009	Cannabis Land Use Ordinance	
	17ORD-00000-00010	Amendments and Licensing Program	Countywide
	17EIR-00000-00003		Mindy Fogg, Supervising Planner (805) 884-6848 Jessica Metzger, Planner (805) 568-3532

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission (MPC):

- a) **17ORD-00000-00009.** Recommend that the Board of Supervisors (Board) adopt an ordinance (Case No. 17ORD-00000-00009) amending Division 35.2, Montecito Zones and Allowable Land Uses, and Division 35.4, Montecito Standards for Specific Land Uses, of Section 35-2, the Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code;
- b) **17ORD-00000-00010.** Recommend that the County Planning Commission recommend that the Board adopt an ordinance (Case No. 17ORD-00000-00010) amending the Coastal Zoning Ordinance, Chapter 35, Zoning, of the Santa Barbara County Code;

and recommend that the Board certify the Cannabis Land Use Ordinance and Licensing Program Final Programmatic Environmental Impact Report (EIR) Case No. 17EIR-00000-00003, State Clearinghouse No. 2017071016) and the associated revision letter (RV 01) for Case Nos. 17ORD-00000-00009 and 17ORD-00000-00010, pursuant to the State CEQA Guidelines. The Ordinance would implement new regulations and other revisions regarding the land use activities associated with cannabis.

ACTION: Made the required findings for approval, including CEQA findings; Recommended that the Board certify the Final EIR and the associated revision letter; Adopted resolutions recommending that the Board adopt ordinances 17ORD-00000-00009 and 17ORD-00000-00010, as revised at the hearing of January 3, 2018.

St. John/Ferini Vote: 3-0 (Newman recused; Brown absent)
Appeal process not applicable.

2.	16ORD-00000-00015		
	16ORD-00000-00016	Accessory Dwelling Unit Ordinance Amendments	Countywide
	Exempt, CEQA Guidelines Sections 15282(h), 15265		Noel Langle, Planner (805) 568-2067

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission:

- a) **16ORD-00000-00015.** Recommend to the Board of Supervisors (Board) that the Board adopt an ordinance (Case No. 16ORD-00000-00015) amending Division 35.2 Montecito Zones and Allowable Land Uses, Division 35.3, Montecito Site Planning and Other Project Standards, Division 35.4, Montecito Standards for Specific Land Uses, Division 35.6, Montecito Site Development Regulations, Division 35.7, Montecito Planning Permit Procedures, Division 35.9, Montecito Land Use and Development Code Administration, and Division 35.10, Glossary, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code (Montecito LUDC), of Chapter 35, Zoning, of the Santa Barbara County Code;
- b) **16ORD-00000-00016.** Recommend to the County Planning Commission that the County Planning Commission recommend to the Board that they adopt an ordinance (Case No.

16ORD-00000-00016), amending Division 2, Definitions, Division 4, Zoning Districts, Division 7, General Regulations, Division 11, Permit Procedures, Division 12, Administration, Division 13, Summerland Community Plan Overlay, and Division 16, Toro Canyon Plan (TCP) Overlay District, of Article II, the Santa Barbara County Coastal Zoning Ordinance (Article II), of Chapter 35, Zoning, of the Santa Barbara County Code;

and to recommend that the Board determine 16ORD-00000-00015 is categorically exempt from CEQA pursuant to Section 15282(h) of the Guidelines for Implementation of the California Environmental Quality Act, and to recommend that the County Planning Commission recommend that the Board of Supervisors determine that adoption of 16ORD-00000-00016 is statutorily exempt from the CEQA pursuant to Sections 15282(H) and 15265 of the Guidelines for Implementation of the California Environmental Quality Act. The proposed ordinance amendments revise existing development standards and permit procedures in order to implement recent State legislation regarding accessory dwelling units (currently referred to as “residential second units” in the zoning ordinances). The proposed amendment to the Montecito Land Use and Development Code also deletes language that only applies within the Coastal Zone.

ACTION: Made the required findings for approval, including CEQA findings; Recommended that the Board determine that 16ORD-00000-00015 is categorically exempt from CEQA and that recommended that the County Planning Commission recommend that the Board of Supervisors that they determine that 16ORD-00000-00016 is statutorily exempt from CEQA; Adopted a resolution recommending that the Board of Supervisors approve Case No. 16ORD-00000-00015 and adopted a resolution recommending that the County Planning Commission recommend that the Board of Supervisors approve Case No. 16ORD-00000-00016, as revised.

St. John/Ferini **Vote: 3-0 (Newman recused; Brown absent)**
Appeal process not applicable.

3.	17APL-00000-00013	MacElhenny Appeal of the	
	17APL-00000-00014	Lighthouse Trust Demo/Rebuild	1948/1952 Tollis Avenue
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	Exempt, CEQA Guidelines Section 15303	Anne Almy, Supervising Planner (805) 568-2053	
		Mark Friedlander, Planner (805) 568-2046	

Hearing on the request of Christopher Price, agent for the appellant, Michael MacElhenny, to consider Case Nos. 17APL-00000-00013 and 17APL-00000-00014 [applications filed on September 5, 2017], to appeal the Montecito Board of Architectural Review’s preliminary approval of Case No. 16BAR-00000-00219 and the Director’s approval of Case No. 17LUP-00000-00035, in compliance with Chapter 35.492.040 of the Montecito Land Use and Development Code, on property located in the 2-E-1 zone; and to determine that approval of the project is exempt pursuant to State CEQA Guidelines Section 15303. The application involves Assessor Parcel Nos. 007-110-001 and 007-110-002, located at 1948 and 1952 Tollis Avenue, in the Montecito Community Plan area, First Supervisorial District.

ACTION: Denied the appeals, Case Nos. 17APL-00000-00013 and 17APL-00000-00014; made the required findings for approval of the project, Case Nos. 16BAR-00000-00219 and 17LUP-00000-00035; determined the project is exempt from CEQA; and granted de novo approval of the project, Case Nos. 17LUP-00000-000356 and 16BAR-00000-00219.

Senauer/Newman **Vote: 3-0-1 (Keller abstained; Brown absent)**
10 day appeal period; fee required.

**The Montecito Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org**

Jeff Wilson
Secretary to the Montecito Planning Commission

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