



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of January 16, 2013
9:00 a.m.

DANIEL EIDELSON, 1st VICE CHAIR
CLAIRE GOTTSDANKER, 2nd VICE CHAIR
MICHAEL PHILLIPS
SUE BURROWS, Chair
JACK OVERALL

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
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.

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Sue Burrows.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **ELECTION OF THE 2013 MONTECITO PLANNING COMMISSION CHAIR, FIRST VICE CHAIR, AND SECOND VICE CHAIR**

ACTION: Nominated Commissioner Burrows as the 2013 Montecito Planning Commission Chair.

Eidelson/Gottsdanker Vote: 3-1-1 (Phillips no/Overall abstained)

ACTION: Nominated Commissioner Eidelson as the 2013 Montecito Planning Commission 1st Vice-Chair.

Eidelson/Gottsdanker Vote: 3-1-1 (Phillips no/Overall abstained)

ACTION: Nominated Commissioner Gottsdanker as the 2013 Montecito Planning Commission 2nd Vice-Chair.

Eidelson/Gottsdanker Vote: 3-1-1 (Phillips no/Overall abstained)
- VI. **APPOINTMENT OF THE 2013 MONTECITO PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**

ACTION: Nominated Dianne Black as the 2013 Montecito Planning Commission Secretary.

Phillips/Overall Vote: 5-0

ACTION: Nominated David Villalobos as the 2013 Montecito Planning Commission Recording Secretary.

Phillips/Overall Vote: 5-0

VII. **AGENDA STATUS REPORT:** by Dianne M. Black.

VIII. **PROJECTION REPORT:** by Dianne M. Black.

IX. **PUBLIC COMMENT:** None.

X. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Sue Burrows attended a recent Community Leaders luncheon.

XI. **MINUTES:** The Minutes of November 28, 2012 and December 5, 2012 were considered as follows:

ACTION: Approved the Minutes of November 28, 2012.

Phillips/Gottsdanker Vote: 4-0-1 (Overall abstained)

ACTION: Approved the Minutes of December 5, 2012.

Overall/Gottsdanker Vote: 5-0

XII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glen Russell, Director.

XIII. **STANDARD AGENDA:**

12CUP-00000-00015		
12GOV-00000-00025	Montecito Fire Protection	
12GOV-00000-00026	District New Fire Station #3	2500 E. Valley Road
EIR SCH #2011031094	Anne Almy, Supervising Planner (805) 568-2053 Julie Harris, Planner (805) 568-3518	

Hearing on the request of Rita Bright, AMEC, agent for the Montecito Fire Protection District, to consider the following:

- a) **12CUP-00000-00015** [application filed on May 14, 2012] for a Conditional Use Permit to allow development of a new fire station in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on property zoned Residential 2-E-1;
- b) **12GOV-00000-00025** [application filed on October 29, 2012] to determine that the acquisition of a 2.56-acre parcel of land zoned Residential 2-E-1 to the Montecito Fire Protection District and construction of a new fire station is consistent with the Comprehensive Plan, including the Montecito Community Plan, in compliance with Government Code Section 65402(c); and
- c) **12GOV-00000-00026** [application filed on October 29, 2012] to determine that the offer to dedicate a 10-foot wide riding and hiking trail easement from the Montecito Fire Protection District to the County of Santa Barbara is consistent with the Comprehensive Plan, including the Montecito Community Plan, in compliance with Government Code Section 65402(a);

and to accept the Final Environmental Impact Report (SCH # 2011031094) prepared by the Montecito Fire Protection District 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: Biological Resources; Geologic Processes; and Water Resources, Supply and Service. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara; the Montecito Public Library, 1469 East Valley Road, Montecito; and the Montecito Fire Protection District Headquarters, 595 San Ysidro Road, Montecito. The application involves a 2.56-acre portion of AP No. 155-070-008, located at 2500 East Valley Road, in the Montecito area, First Supervisorial District. (Continued from 10/24/12 and 11/28/12)

ACTION: Continued the item to the special hearing of February 27, 2013 at 11:00 a.m., at the request of the applicant, and to set a special hearing for March 4, 2013 at 9:00 a.m. for additional review of the project if an additional hearing becomes necessary.

Phillips/Eidelson

Vote: 5-0

Appeal process not applicable.

2. 12CDH-00000-00018 Van Wolfswinkel Demo/New Dwelling and Accessory Structure 1210 Channel Drive
Exempt, CEQA Guidelines Sections 15301 & 15303 Anne Almy, Supervising Planner (805) 568-2053
Brian Banks, Planner, (805) 568-3559

Hearing on the request of Raymond Appleton, agent for Randall Van Wolfswinkel, to consider Case No. 12CDH-00000-00018, [application filed on June 22, 2012] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1 to allow for demolition of the existing 1,114 square foot one-story single family dwelling and construction of a new two-story single family dwelling 2,554 net square feet in size with a basement 1,639 net square feet in size, a detached garage 479 net square feet in size, a cabana 800 net square feet in size, a swimming pool and spa, rainwater cisterns, and grading of 800 cubic yards of cut, 150 cubic yards of fill, with 650 cubic yards of export; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15301 and 15303. The application involves AP No. 009-352-010, located at 1210 Channel Drive, in the Montecito area, First Supervisorial District. (Continued from 10/24/12 and 11/28/12)

ACTION: Continued the item to the special hearing of February 27, 2013, at the request of the applicant.

Gottsdanker/Overall

Vote: 5-0

Appeal process not applicable.

3. 12CUP-00000-00016 880 Picacho Lane Trust Conditional Use Permit 880 Picacho Lane
Exempt, CEQA Guidelines Section 15303 Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner, (805) 884-8068

Hearing on the request of Steve Fort, agent for the owner, 880 Picacho Lane Trust, to consider Case No. 12CUP-00000-00016, [application filed on 5-14-12] for a Conditional Use Permit to allow entry gates of 7 feet in height and posts of 9 feet 11 inches in height compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on property zoned 2-E-1; determine that the project is exempt pursuant to Section 15303 of the State Guidelines for

Implementation of the California Environmental Quality Act. The application involves AP No. 011-100-034, located at 880 Picacho Lane, in the Montecito area, First Supervisorial District.

ACTION: Continued the item to the special hearing of February 27, 2013, at the request of the applicant.

Eidelson/Overall **Vote: 5-0**
Appeal process not applicable.

4.	12ORD-00000-00003	Temporary Uses	Montecito
	12ORD-00000-00004	(Special Events) Ordinance Amendments	
	Exempt, CEQA Guidelines Sections 15061(b)(3)	Dianne Black, Assistant Director (805) 568-2000	Noel Langle, Planner (805) 568-2067

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

- a) **12ORD-00000-00003.** Adopt a recommendation to the Board of Supervisors that they adopt an ordinance (Case No. 12ORD-00000-00003) amending Division 35.4, Montecito Standards for Specific Land Uses, and Division 35.10, Glossary, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code;
- b) **12ORD-00000-00004.** Adopt a recommendation to the County Planning Commission that they recommend to the Board of Supervisors that they adopt an ordinance (Case No. 12ORD-00000-00004) amending Division 2, Definitions, and Division 7, General Regulations, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code; and

and to determine the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for the Implementation of the California Environmental Quality Act. The purpose of the proposed ordinances is to clarify existing regulations and implement new regulations regarding the use of property for temporary uses (special events), and make other minor clarifications, corrections and revisions. (Continued from 7/25/12 and 9/26/12)

ACTION: Made the findings for approval, including CEQA findings, and recommended that the Board make the required findings for approval of the proposed amendment, Case No. 12ORD-00000-00003; Recommended that the Board determine that the ordinance Case No. 12ORD-00000-00003 is categorically exempt from CEQA; and adopted a resolution recommending that the Board adopt Case No. 12ORD-00000-00003, as revised.

Gottsdanker/Overall **Vote: 3-2 (Phillips and Eidelson no)**
Appeal process not applicable.

ACTION: Made the findings for approval, including CEQA findings, and recommended that the County Planning Commission make the findings for approval of the proposed amendment Case No. 12ORD-00000-00004; Recommended that the County Planning Commission recommend that the Board of Supervisors determine that adoption of ordinance Case No. 12ORD-00000-00004 is categorically exempt from CEQA; and adopted a resolution recommending that the County Planning Commission adopt a resolution recommending that the Board of Supervisors approve Case No. 12ORD-00000-00004, as revised.

Overall/Gottsdanker **Vote: 3-2 (Phillips and Eidelson no)**

Appeal process not applicable.

5.	12ORD-00000-00016	Nonconforming Time Extension Ordinance Amendment	Montecito
	Exempt, CEQA Guidelines Sections 15061(b)(3)		Dianne Black, Assistant Director (805) 568-2000 Noel Langle, Planner (805) 568-2067

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission adopt a recommendation to the Board of Supervisors that the Board adopt an ordinance (Case No. 12ORD-00000-00016) amending Division 35.9, Montecito Land Use and Development Code Administration, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code to give the Director of the Planning and Development Department the discretion to grant a second extension to the time period in which the reconstruction of a nonconforming structure that has been damaged or destroyed by an earthquake, fire, flood, vandalism, or other calamity beyond the control of the owner must be commenced; and to determine the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for the Implementation of the California Environmental Quality Act.

ACTION: Made the findings for approval, including CEQA findings, and recommended that the Board make the required findings for approval of the proposed amendment, Case No. 12ORD-00000-00016; Recommended that the Board determine that the ordinance Case No. 12ORD-00000-00016 is categorically exempt from CEQA; and adopted a resolution recommending that the Board adopt Case No. 12ORD-00000-00016.

Gottsdanker/Eidelson

Vote: 5-0

Appeal process not applicable.

The Montecito 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 Montecito Planning Commission