



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of February 15, 2017
9:00 a.m.

SUSAN KELLER, CHAIR
J'AMY BROWN, 1ST VICE-CHAIR
JACK OVERALL, 2ND VICE-CHAIR
DONNA SENAUER
CHARLES NEWMAN

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>*

ADMINISTRATIVE AGENDA:

I. HEARING CALLED TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ADMINISTRATION OF OATH OF OFFICE TO NEWLY APPOINTED COMMISSIONERS DONNA SENAUER AND CHARLES NEWMAN: Michael Allen, Chief Deputy Clerk of the Board, administered the Oath of Office to new Commissioners Donna Senauer and Charles Newman.

IV. ELECTION OF THE 2017 MONTECITO PLANNING COMMISSION CHAIR, FIRST VICE CHAIR, AND SECOND VICE CHAIR

ACTION: Elected Commissioner Keller as the 2017 Montecito Planning Commission Chair.

Senauer/Brown Vote: 4-0 (Keller absent)

ACTION: Elected Commissioner Brown as the 2017 Montecito Planning Commission 1st Vice-Chair.

Newman/Overall Vote: 4-0 (Keller absent)

ACTION: Elected Commissioner Overall as the 2017 Montecito Planning Commission 2nd Vice-Chair.

Brown/Senauer Vote: 4-0 (Keller absent)

V. APPOINTMENT OF THE 2017 MONTECITO PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY

ACTION: Appointed Dianne Black as the 2017 Montecito Planning Commission Secretary.

Newman/Overall Vote: 4-0 (Keller absent)

ACTION: Appointed David Villalobos as the 2017 Montecito Planning Commission Recording Secretary.

Newman/Overall

Vote: 4-0 (Keller absent)

- VI. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- VII. **ROLL CALL:** Commissioner Keller was absent.
- VIII. **RECOGNITION OF OUTGOING COMMISSIONERS MICHAEL PHILLIPS AND JOE COLE:** First District Supervisor Das Williams presented outgoing Commissioners Michael Phillips and Joe Cole with Resolutions in recognition of their service on the Commission.
- IX. **AGENDA STATUS REPORT:** by Dianne M. Black.
- X. **PROJECTION REPORT:** by Dianne M. Black.
- XI. **PUBLIC COMMENT:** Victoria Greene recognized outgoing Commissioners Phillips and Cole for their service to the community.
- XII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Overall reported that he attended a presentation that was given to the Santa Barbara City Council by Rob Dayton regarding the Highway 101 widening project, and asked if a similar presentation could be made to the Montecito Planning Commission. Commissioner Brown discussed the same issue with Matt Dobberteen, Public Works Department, and suggested that he too be invited to a presentation on this topic. Dianne Black responded that she would reach out to them, as well as SBCAG and Caltrans staff, and would schedule a presentation subject to the availability of these staff members. Commissioner Senauer reported that she attended the movie "Gaviota: The End of Southern California" at the Santa Barbara International Film Festival, and encouraged others to watch it when it becomes available. She also reported that she had attended informational meetings pertaining to Sustainable Groundwater Management (SGMA) program at Stanford's Water in the West. Additionally, the Montecito Water District will be hosting a public workshop on SGMA as well as the formation of a Groundwater Sustainability Agency (GSA) on March 2 from 6:00 p.m. to 8:00 p.m. at the El Montecito Presbyterian Church, 1455 E. Valley Road.
- XIII. **MINUTES:** The Minutes of November 16, 2016 were considered as follows:
- ACTION: Approved the Minutes of November 16, 2016.**
- Overall/Brown**
- Vote: 2-0-2 (Keller absent; Newman and Senauer abstained)**
- XIV. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- XV. **COMMISSIONER EMAIL ACCOUNTS AND RESPONSIBILITIES FOR PUBLIC RECORDS ACT REQUESTS:** The Montecito Planning Commission discussed the advantages and disadvantages of establishing separate, county-issued email accounts for Commission business, as well as the responsibility of Commissioners to search the email account they use for county business in response to Public Records Act requests.

XVI. CONSENT AGENDA ITEMS AND PROCEDURE:

C-1. 16TEX-00000-00015	Robinson Lot Line Adjustment Time Extension	Mountain Drive
13NGD-00000-00010	Anne Almy, Supervising Planner (805) 568-2053 Mark Friedlander, Planner (805) 568-2046	

Hearing on the request of Steve Fort, agent for the applicant, to consider Case No. 16TEX-00000-00015 [application filed on August 2, 2016] for a 36 month time extension to a Lot Line Adjustment (Case No. 12LLA-00000-00001, approved November 20, 2013) in compliance with Chapter 21, the Subdivision Ordinance, Section 21-92.f, which allows for time extensions for period(s) not to exceed 36 months; and to accept the previously adopted Mitigated Negative Declaration (MND) (13NGD-00000-00010) as adequate environmental review for Case No. 16TEX-00000-00015, pursuant Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves the following APNs: 013-040-040, 013-040-041, 013-010-017, located north of Mountain Drive approximately 1,000 feet west of its intersection with Cold Springs Road, in the Montecito area, First Supervisorial District.

ACTION: Approved the Time Extension, with revisions to the Findings.

**Overall/Senauer Vote: 4-0 (Keller absent)
10 day appeal period; fee required.**

XVII. STANDARD AGENDA:

1. 15CDH-00000-00035	Fernald Point Lane Bridge and Fish Passage	Fernald Point Lane
15NGD-00000-00005	Alex Tuttle, Supervising Planner (805) 884-6844 Sean Herron, Planner (805) 568-3510	

Hearing on the request of Morgan Jones, representing Santa Barbara County Public Works, to consider Case No. 15CDH-00000-00035 [application filed on November 17, 2015] for a Coastal Development Permit with Hearing under Section 35-169 of Article II, Coastal Zoning Ordinance, to allow replacement of an existing bridge and restoration of a portion of the bed and banks of Romero Creek; and to accept 15NGD-00000-00005 as adequate environmental review for Case No. 15CDH-00000-00035 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. There would be no new significant effects on the environment as a result of this request. The Mitigated Negative Declaration identified significant but mitigable impacts on the environment in the following categories: Biological Resources; Cultural Resources; Hazardous Materials; Noise; Public Facilities; and Water Resources/Flooding. The proposed project is primarily located in the public right-of-way on Fernald Point Lane spanning Romero Creek, with components of bridge replacement and habitat restoration also located on portions of APNs 007-380-024 and 007-380-004, in the Montecito Community Plan area, First Supervisorial District.

ACTION: Approved the project, with revisions to the Conditions of Approval.

**Overall/Senauer Vote: 4-0 (Keller absent)
10 day appeal period; no fee required (Coastal Zone).**

2. 15MOD-00000-00007	Young Addition Modification	645 Romero Canyon Road
Exempt, CEQA Guidelines Section & 15305(b) & 15301(e)(2)	Alex Tuttle, Supervising Planner (805) 884-6844 Sean Herron, Planner (805) 568-3510	

Hearing on the request of Steve Fort, agent for the owner, Donald Young, to consider Case No. 15MOD-00000-00007 [application filed on October 12, 2015] for a Modification to required

parking location and design to: 1) allow the required parking spaces to encroach 3'-2" into the required 50'-0" from road centerline front setback; 2) allow tandem parking in the existing driveway; and 3) allow for vehicles to encroach into the Romero Canyon Road public right-of-way when backing out of the site, in compliance with Section 35.472.120 of the Montecito Land Use and Development Code, on property zoned 2-E-1; and to determine the project is exempt from CEQA pursuant to Sections 15305(b) and 15301(e)(2) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel No. 007-152-007, located at 645 Romero Canyon Road in the Montecito Community Plan area, First Supervisorial District.

ACTION: **Approved the project.**

Newman/Overall **Vote: 4-0 (Keller absent)**
10 day appeal period; fee required.

3.	2016 Comprehensive Annual Report	Countywide
	Exempt, CEQA Guidelines Section 15378(b)(5)	Allen Bell, Supervising Planner (805) 568-2056 Jessica Steele, Planner (805) 884-8082 Steven Counts-Imara, Planner (805) 884-8060

Hearing on the request of the Planning and Development Department for the Montecito Planning Commission to receive and file the *2016 Comprehensive Plan Annual Progress Report*; determine that the Montecito Planning Commission's actions regarding the *2016 Comprehensive Plan Annual Progress Report* are not actions that qualify as a "project," pursuant to the State CEQA Guidelines Section 15378(b)(5); and authorize staff to provide the *2016 Comprehensive Plan Annual Progress Report* to the Board of Supervisors, Governor's Office of Planning and Research, California Department of Housing and Community Development, pursuant to Government Code 65400, and to the City of Santa Barbara pursuant to the Board of Supervisors' action to adopt the *Mission Canyon Community Plan* (April 1, 2014).

ACTION: **Received and filed the *2016 Comprehensive Plan Annual Progress Report*, determined that the Montecito Planning Commission's action is not a project, and authorized staff to provide the *2016 Comprehensive Plan Annual Progress Report* to the Board of Supervisors, Governor's Office of Planning and Research, California Department of Housing and Community Development, and City of Santa Barbara.**

Overall/Senauer **Vote: 4-0 (Keller absent)**
Appeal process not applicable.

4.	Long Range Planning Division Annual Work Program FY 2017-18	Countywide
	Exempt, CEQA Guidelines Section 15378(b)(5)	Dan Klemann, Deputy Director (805) 568-2072

Hearing on the request of the Planning and Development Department Long Range Planning Division staff for the Montecito Planning Commission to receive a report on the Long Range Planning Division's FY 2017-2018 Work Program, and direct staff to forward any comments to the Board of Supervisors.

ACTION: **Received a report on the Long Range Planning Division FY 2017-2018 Annual Work Program, and directed staff to forward a recommendation to the Board of Supervisors to determine that the Board's action is not a "project," and to allocate funding and staff resources to continue work on required services, conduct operations, and work on projects with remaining**

work from the FY 2016-17 Work Program and initiate new state mandated and non-mandated projects supported by general fund contributions for the FY 2017-18 Work Program, and request that: the Montecito Historic Resources Ordinance and Montecito Tree Protection Standards projects be added to the list of potential future projects set forth in Table 4 of the staff report for the February 15, 2017 Montecito Planning Commission hearing; if work on Phase II of the revisions to the Montecito Architectural Guidelines is not completed by the end of the current fiscal year, that the necessary funds be allocated to complete it in the FY 2017-18 budget; and to consider a carrying capacity study for the County.

**Newman/Overall Vote: 4-0 (Keller absent)
 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