



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of February 17, 2016
9:00 a.m.

MICHAEL PHILLIPS, CHAIR
JACK OVERALL, 1ST VICE-CHAIR
JOSEPH COLE, 2ND VICE CHAIR
SUSAN KELLER
J'AMY BROWN

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:** by Jack Overall.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** Commissioner Phillips was absent.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown attended the Montecito Association annual retreat on January 30, 2016, and spoke on the history of the Montecito Association and the Montecito Planning Commission. Commissioner Cole attended the 30th annual UCLA Land Use, Law, and Planning Conference on January 22, 2016, as well as the first session of the Planners' Academy on February 10, 2016.
- IX. **MINUTES:** The Minutes of January 20, 2016 and January 21, 2016 were considered as follows:
 - ACTION: Approved the Minutes of January 20, 2016.**
Brown/Cole **Vote: 4-0 (Phillips absent)**
 - ACTION: Approved the Minutes of January 21, 2016.**
Brown/Cole **Vote: 4-0 (Phillips absent)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XI. **STANDARD AGENDA:**

1. **14CDH-00000-00014** **Olsten Trust Single-Family Demo/
Rebuild, Detached Garage, and Pool** **1154 Channel Drive**
Exempt, CEQA Guidelines Sections 15301 & 15303 Alex Tuttle, Supervising Planner (805) 884-6844
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Matthew Ewing, agent for the property owner, Olsten Montecito Trust, to consider Case No. 14CDH-00000-00014, [application filed on June 10, 2014] 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 the demolition of an existing 3,802 square foot single family dwelling (SFD) and 520 square foot attached garage and the construction of a new 3,187 square foot single family dwelling with a 881 square foot basement, a new 680 square foot detached garage and a new detached pool cabana of approximately 570 square feet; and to determine the project is exempt pursuant to Sections 15301 and 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-352-019, a 0.44-acre parcel zoned 1-E-1, located at 1154 Channel Drive in the Montecito Community area, First Supervisorial District. (Continued from 5/20/15 and 1/20/16)

ACTION: **Continued the item to the hearing of March 23, 2016, at the request of the applicant.**

Brown/Cole **Vote: 4-0 (Phillips absent)**
Appeal process not applicable.

2. **15APL-00000-00007** **Klein Appeal of the
McGaughy Water Tanks Project** **1965 Jelinda Drive**
Exempt, CEQA Guidelines Sections 15301 and 15303 Alex Tuttle, Supervising Planner (805) 884-6844
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Theodore Klein, neighboring property owner, to consider Case No. 15APL-00000-00007, [application filed on March 31, 2015] to appeal the Director's approval of Case No. 15CDP-00000-00011, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property located in the 2-E-1 zone district; and to determine the project is exempt from CEQA pursuant to Sections 15301 and 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-500-017, located at 1965 Jelinda Drive in the Montecito area, First Supervisorial District. (Continued from 12/16/15 and 1/20/16)

ACTION: **Determined the project is not exempt from Coastal Development Permit requirements, made the required findings for approval, including CEQA findings, determined that the approval of the project is exempt from CEQA, and approved the project *de novo*, Case No. 15CDP-00000-00011.**

Cole/Keller **Vote: 3-1 (Brown no; Phillips absent)**
10 day appeal period; fee required.

3. **Long Range Planning Annual Work Program FY 2016-17** **Countywide**
Exempt, CEQA Guidelines Section 15378(b)(5) Matt Schneider, Deputy Director (805) 568-2072

Hearing on the request of the Long Range Planning Division of the Planning and Development Department for the Montecito Planning Commission to receive and review the *2016-2017 Annual Work Program*, and direct staff to forward any comments to the Board of Supervisors.

ACTION: Received and reviewed the *2016-2017 Annual Work Program*, determined that the Montecito Planning Commission’s action is not a project, and directed staff to forward a recommendation to the Board of Supervisors to continue work on required services, operations and current projects; and initiate new state mandated projects and new projects supported by general fund contributions for the *2016-2017 Annual Work Program*, and request that the Montecito Design Guidelines – Phase II be added to Table 2 (Ongoing projects) to address detached accessory structure floor area issues, that the Sustainable Living Research Initiative (SLRI) and the Montecito Historic Resources Ordinance be added to Table 4 (Potential Future Projects), and that Item #37 (Advanced Metering) be removed from Table 4 and pursued as a private application.

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

4. **2015 Comprehensive Plan Annual Progress Report** **Countywide**

Exempt, CEQA Guidelines Section 15378(b)(5) Allen Bell, Supervising Planner (805) 568-2056

Hearing on the request of the Planning and Development Department to receive and file the 2015 Comprehensive Plan Annual Progress Report and authorize staff to provide the 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 pursuant to Government Code Section 65400.

ACTION: Received and filed the *2015 Comprehensive Plan Annual Progress Report*, determined that the Montecito Planning Commission’s action is not a project, and authorized staff to provide the *2015 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/Cole **Vote: 4-0 (Phillips absent)**
Appeal process not applicable.

5. **15ORD-00000-00003**
15ORD-00000-00004 **2016 General Package Ordinance Amendments** **Countywide**

Exempt, CEQA Guidelines Section 15061(b)(3) & 15265 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 consider the following:

- a) **15ORD-00000-00003.** Adopt a recommendation to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 15ORD-00000-00003) 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 35.5, Montecito Resource Management, Division 35.7, Montecito Planning Permit Procedures, Division 35.9, Montecito Land Use and Development Code Administration, and Division 35.10, Glossary, Appendix D, Development Standards for Residential Second Units on Lots Less Than Two Acres in Size Served by Onsite Sewage Disposal Systems, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code;
- b) **15ORD-00000-00004.** Adopt a recommendation to the County Planning Commission that it recommend to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 15ORD-00000-00004) amending Division 1, In General, Division 2,

Definitions, Division 4, Zoning Districts, Division 5, Overlay Districts, Division 7, General Regulations, Division 8, Services, Utilities and Other Related Facilities, and Division 11, Permit Procedures, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code;

and to determine the project is exempt from CEQA pursuant to Sections 15061(b)(3) and 15265 of the State Guidelines for Implementation of the California Environmental Quality Act. The proposed ordinances would implement new regulations and make other minor clarifications, corrections and revisions regarding:

- Agricultural employee proof of employment (Coastal Zone only).
- Cabaña requirements.
- Community Care facilities.
- CUP Design Review requirements.
- Lot Line Adjustments standards for approval.
- Overlay Zone - Airport Approach (Coastal Zone only).
- Overlay Zone - Flood Hazard areas: provide for automatic update.
- Medical marijuana cultivation prohibition cross-reference.
- Permit exemptions.
- Public safety facilities.
- Street Frontage definition.
- Use Determinations procedures.
- Wastewater disposal permit requirements and standards for private systems.

The proposed ordinances also make other minor corrections and language revisions that do not materially change the existing regulations and serve only to clarify or correct existing language. The proposed ordinance amending 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 and recommended that the Board of Supervisors make the findings for approval of the proposed amendments; Recommended that the Board of Supervisors determine that the ordinance, Case No. 15ORD-00000-00003 is categorically exempt from CEQA; Recommended to the County Planning Commission that they recommend to the Board of Supervisors that they determine that the ordinance, Case No. 15ORD-00000-00004 is statutorily exempt from CEQA; Adopted Resolution No. 16-02 recommending that the Board of Supervisors approve Case No. 15ORD-00000-00003; and adopted Resolution No. 16-03 recommending that the County Planning Commission adopt a resolution recommending that the Board of Supervisors approve Case No. 15ORD-00000-00004, as revised at the hearing of February 17, 2016.

Brown/Keller

Vote: 4-0 (Phillips absent)

Appeal process not applicable.

Dianne M. Black
Secretary to the Montecito Planning Commission

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