



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of February 19, 2014
9:00 a.m.

DANIEL EIDELSON, CHAIR
J'AMY BROWN, 1st VICE CHAIR
MICHAEL PHILLIPS, 2nd VICE CHAIR
JACK OVERALL
SUE BURROWS

Santa Barbara County
Board of Supervisors Hearing Room
105 East Anapamu Street, 4th Floor
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 (CSBT) 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 CSBT Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, Dan Eidelson.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** Commissioners Phillips and Burrows were 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:** None.
- IX. **MINUTES:** The Minutes of January 22, 2014 were considered as follows:
ACTION: Continued review of the minutes of January 22, 2014 to the special hearing of February 26, 2014.
Overall/Brown Vote: 3-0 (Phillips and Burrows absent)
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
None.
- XI. **STANDARD AGENDA:**
 1. **Briefing on Montecito Water District
Water Shortage Emergency Ordinance** **Montecito**

Tom Mosby, Montecito Water District

The Montecito Planning Commission will receive a briefing on the Montecito Water District's Water Shortage Emergency Ordinance and the water shortage emergency within the community.

ACTION: Continued the item to the special hearing of February 26, 2014, at the request of the Commission.

Overall/Brown

**Vote: 3-0 (Phillips and Burrows absent)
Appeal process not applicable**

2. **13APL-00000-00018** **Appeal of the Kasztelan Single-Family Dwelling** **137 Sierra Vista Road**
Exempt, CEQA Guidelines Sections 15270 & 15301 Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Derek Westen, agent for Paul & Virginia Nolan, to consider Case Nos. 13APL-00000-00018 & 13APL-00000-00026, [applications filed on September 5, 2013 & November 14, 2013, respectively] to appeal the Montecito Board of Architectural Review's approval of Case No. 12BAR-00000-00128 and the Planning Department's approval of Case No. 12LUP-00000-00387, in compliance with Chapter 35.492.040 of the Montecito Land Use and Development Code, on property located in the 2-E-1 zone district; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15270 and 15301. The application involves APN 013-166-006, located at 137 Sierra Vista Road in the Montecito area, First Supervisorial District.

ACTION: Continued the item to the special hearing of February 26, 2014, at the request of the Commission.

Overall/Brown

**Vote: 3-0 (Phillips and Burrows absent)
Appeal process not applicable**

3. **13TPM-00000-00005** **O'Connor Condominium Conversion** **1344 Danielson Road**
Exempt, CEQA Guidelines Sections 15301(k) Anne Almy, Supervising Planner (805) 568-2053
Julie Harris, Planner (805) 568-3518

Hearing on the request of Steve Welton, agent for the owners Bart O'Connor and Matthew Frinzi, to consider Case No. 13TPM-00000-00005 (TPM 14,800) [application filed on June 17, 2013], for approval of a Tentative Parcel Map in compliance Article V (Condominium Conversions), Division 1 of Chapter 21 of the County Subdivision Regulations and the State Subdivision Map Act to create an airspace condominium subdivision. The subdivision would convert an existing duplex into two condominiums of approximately 1,174 square feet and 1,170 square feet; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15301(k). The application involves AP No. 009-312-004, located at 1344 Danielson Road, on a legal lot of 6,460 square feet (0.15 acres), zoned 7-R-2, in the Montecito area, First Supervisorial District.

ACTION: Continued the item to the special hearing of February 26, 2014, at the request of the Commission.

Overall/Brown

**Vote: 3-0 (Phillips and Burrows absent)
Appeal process not applicable**

4. **12ORD-00000-00014** **Article II CZO Minor Amendments** **Countywide**
Exempt, CEQA Guidelines Sections 153061(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 adopt a resolution recommending that the County Planning Commission adopt a resolution recommending that the Board of Supervisors adopt an ordinance (Case No. 12ORD-00000-00014) amending Division 1, In General, Division 2, Definitions, Division 7,

General Regulations, Division 8, Services, Utilities and Other Related Facilities, Division 11, Permit Procedures, and Division 12, Administration, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code; and to determine the project is exempt from CEQA pursuant to Section 15061(b)(3) and 15265 of the State Guidelines for the Implementation of the California Environmental Quality Act.

The proposed ordinance amendment implements new regulations and make other clarifications, corrections and revisions regarding the following:

- **Authority for land use and zoning decisions** - Include a new table that provides in one location the decision-makers and appeal bodies for the different permit processes.
- **Concurrent processing of Coastal Development Permits with discretionary applications** - Revise the existing procedures that require the concurrent processing of a Coastal Development Permit with Conditional Use Permits, Demolition and Reclamation Permits, Final Development Plans and Modifications to specify that these procedures also apply to discretionary applications for Oil and Gas Exploration/Production Plans and Variances.
- **Definitions** - Revise the introductory paragraph of Section 35-58 (Definitions) to be more consistent with the County and Montecito Land Use and Development Codes.
- **Noticing requirements** - Revise the procedures for providing public notice of projects to be more consistent with the County and Montecito Land Use and Development Codes.
- **Permit expiration and time extensions** - Clarify the existing procedures and development standards regarding permit expiration and time extensions, and add a new section that places all the procedures regarding time extensions in one location.
- **Private services** - Amend Division 8 (Services, Utilities and Other Related Facilities) to be consistent with Public Health Department terminology.
- **Residential second units and solar energy systems permit process** - Clarify the jurisdiction and hearing and noticing requirements for applications for certain residential second units and solar energy systems in situations where State law prohibits a discretionary review process.
- **Road naming and street addressing** - Add new procedures and development standards for naming and renaming public and private roads and addressing property.
- **Single projects with multiple applications** - Clarify the existing language regarding decision-maker jurisdiction over separate applications that involve the same project.
- **Waived hearing process** - Clarify the existing language regarding the timing of when projects, where the public hearing is proposed to be waived, are listed on the Zoning Administrator's or Montecito Planning Commission's agenda, and add new procedures to allow waived public hearings for applications for time extensions.
- **Zoning Clearance process** - Add the Zoning Clearance process and allow the use of a Zoning Clearance to act as the follow-on zoning permit to allow the commencement of construction of projects that have been permitted through a discretionary process.

ACTION: Continued the item to the special hearing of February 26, 2014, at the request of the Commission.

Overall/Brown

**Vote: 3-0 (Phillips and Burrows absent)
Appeal process not applicable**

5. **2013 Comprehensive Plan Annual Progress Report** **Countywide**
Jeff Hunt, Deputy Director Long Range Planning (805) 568-2072

Hearing on the request of the Long Range Planning Division to receive and file the *Santa Barbara County 2013 Comprehensive Plan Annual Progress Report* and authorize staff to

provide the annual report to the Board of Supervisors, Governor's Office of Planning and Research, and State Department of Housing and Community Development.

ACTION: Continued the item to the special hearing of February 26, 2014, at the request of the Commission.

Overall/Brown

**Vote: 3-0 (Phillips and Burrows absent)
Appeal process not applicable**

6. Annual Work Program for FY 2014-2015 Countywide
Jeff Hunt, Deputy Director Long Range Planning (805) 568-2072

Hearing on the request of the Long Range Planning Division for the Montecito Planning Commission to receive and review the *2014-2015 Annual Work Program*, and direct staff to forward any comments to the Board of Supervisors.

ACTION: Continued the item to the special hearing of February 26, 2014, at the request of the Commission.

Overall/Brown

**Vote: 3-0 (Phillips and Burrows 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