

# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION UNAPPROVED MINUTES

Hearing of December 19, 2018  
9:00 a.m.

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The regular hearing of the Montecito Planning Commission was called to order by Joe Cole, at 9:02 a.m., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### COMMISSIONERS PRESENT:

JOE COLE, CHAIR  
CHARLES NEWMAN, 1<sup>ST</sup> VICE-CHAIR  
DONNA SENAUER, 2<sup>ND</sup> VICE-CHAIR  
SUSAN KELLER  
BOB KUPIEC

COMMISSIONERS ABSENT: None

### STAFF MEMBERS PRESENT:

Dianne M. Black, Director, Planning and Development  
Jeff Wilson, Secretary to the Montecito Planning Commission  
David Villalobos, Recording Secretary to the Montecito Planning Commission  
Brian Pettit, Deputy County Counsel  
Alex Tuttle, Supervising Planner, Development Review South  
Joyce Gerber, Planner, Development Review South

NUMBER OF INTERESTED PERSONS: Approximately 9

### ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, Joe Cole.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Jeff Wilson.
- VI. **PROJECTION REPORT:** by Jeff Wilson.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Keller reported that she attended the first Montecito Association annual holiday celebration in the upper village last Saturday, and she hopes that it will continue in the coming years. Commissioner Senauer noted that the Montecito Fire Protection District offers a service to those in the community who need car seats positioned and inserted into their cars. They also have an inventory of car seats

should community members and visitors need to borrow one. Chair Cole attended the Planning Academy hosted by the local Citizens Planning Association.

IX. **MINUTES:** The Minutes of November 28, 2018 were considered as follows:

**ACTION:** Commissioner Senauer moved, seconded by Commissioner Keller and carried by a vote of 4 to 0 to 1 (Cole abstained) to approve the Minutes of November 28, 2018, as revised.

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.

XI. **PROJECTS STATUS UPDATE:** by Jeff Wilson.

XII. **STANDARD AGENDA:**

|    |  |                                   |  |
|----|--|-----------------------------------|--|
| 1. | <b>Grossman/Goodstein</b>                    |                                   |  |
|    | <b>17DVP-00000-00013</b>                     | <b>New Single Family Dwelling</b> | <b>1389 Oak Creek Canyon</b>                           |
|    | <b>Exempt, CEQA Guidelines Section 15164</b> |                                   | <b>Alex Tuttle, Supervising Planner (805) 884-6844</b> |
|    |  |                                   | <b>Joyce Gerber, Planner (805) 568-3518</b>            |

Hearing on the request of Brian Banks, agent for Eric Grossman, owner, to consider Case No. 17DVP-00000-00013 [application filed on November 16, 2017] for approval of a Final Development Code, on property zoned RMZ-40 (Resource Management, 40-acre minimum lot size) and RMZ-100 (Resource Management, 100-acre minimum lot size), to develop a new residence and accessory structures within an existing development envelope on Lot 4 of the Oak Creek Canyon Subdivision (Tract Map 14,239); and to accept the Addendum to Environmental Impact Report 93-EIR-03 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this request. The original EIR identified significant effects on the environment in the following categories: Aesthetics, Air Quality, Biology, Fire Hazards, Geology, Noise, and Recreation. The EIR, EIR Addendum, and all other documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara (or 624 West Foster Road, Suite C, Santa Maria). The application involves Assessor Parcel Nos. 011-280-010 and 011-280-021, located at 1385 and 1389 Oak Creek Canyon Road, in the Montecito area, First Supervisorial District.

**ACTION:** Commissioner Newman moved, seconded by Commissioner Keller and carried by a vote of 5 to 0 to:

1. **Make the required findings for approval of the project specified in Attachment A of the staff report dated November 29, 2018, including CEQA findings;**
2. **After considering the environmental review document included as Attachment C of the staff report dated November 29, 2018 (Addendum dated November 29, 2018) together with the previously adopted EIR (93-EIR-03), determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project; and**
3. **Approve the project (17DVP-00000-00013) subject to the conditions included as Attachment B of the staff report dated November 29, 2018, and as revised at the hearing of December 19, 2018.**

## REVISIONS TO ATTACHMENT B: CONDITIONS OF APPROVAL

Condition No. 26 is revised as follows:

**EIR MM 4a: Dust Generation.** Dust generated by the development activities shall be retained onsite and kept to a minimum by following the dust control measures listed below:

- a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
- b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
- c. After clearing, grading, earth moving, or excavation is completed, the entire area of disturbed soil shall be treated immediately by watering or revegetating or spreading soil binders to prevent wind pickup of the soil until the area is paved or otherwise developed so that dust generation will not occur.
- d. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
- e. Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be tarped from the point of origin.
- f. Recycled water shall be used for all watering purposes.

**PLAN REQUIREMENTS:** All requirements shall be shown on grading and building plans.

**TIMING:** Condition shall be adhered to throughout all grading and construction periods.

**MONITORING:** P&D shall ensure measures are on plans. P&D, Grading and Building inspectors shall spot check; Grading and Building inspectors shall ensure compliance onsite. Air Pollution Control District (APCD) inspectors shall respond to nuisance complaints.

Condition No. 59 is added as follows:

59. To reduce the visual impact of the project, especially as viewed from the south, overhangs shall be added to the windows in the western portion of the south elevation of the residence. Prior to Preliminary Design Review approval by the MBAR, the planner shall ensure that the plans reflect this requirement, and shall note the requirement in the MBAR memo.

Condition No. 60 is added as follows:

60. Prior to Zoning Clearance issuance, the owner/applicant shall provide to P&D written documentation demonstrating that the Montecito Fire Protection District-required equipment turnaround is located within the existing Oak Creek Canyon Road easement, which is maintained by the Oak Creek Canyon Ranch Homeowner's Association, or provide documentation that the turnaround has been permanently dedicated to the HOA-maintained roadway.

Condition No. 61 is added as follows:

61. Prior to Zoning Clearance issuance, the owner/applicant shall provide to P&D either an updated condition letter from Public Works Department, Project Clean Water (PCW), or written confirmation from PCW that letter dated December 2017 remains in effect.

**ACTION:** Commissioner Newman moved, seconded by Commissioner Kupiec and carried by a vote of 5 to 0 to direct the MBAR to be especially vigilant with respect to the requirements of Condition No. 36 (Aest-10 Lighting) in reviewing the project for Preliminary/Final Design Review Approval, due to concerns about the adverse effects of night lighting.

2. Thomas Fire and January Debris Flow Rebuilding Report Montecito

The Montecito Planning Commission will receive a report from the Planning and Development Department on rebuilding after the Thomas Fire and January Debris Flow.

**ACTION:** The Montecito Planning Commission received a report from the Planning and Development on rebuilding after the Thomas Fire and January Mudslides. No action was taken.

There being no further business to come before the Commission the hearing was adjourned until 9:00 a.m. on January 16, 2019, in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 12:39 p.m.

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Jeff Wilson  
Secretary to the Montecito Planning Commission