



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of February 21, 2018
9:00 a.m.

JOE COLE, CHAIR
CHARLES NEWMAN, 1ST VICE-CHAIR
DONNA SENAUER, 2ND VICE-CHAIR
SUSAN KELLER

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>, and on the County's YouTube channel at <https://www.youtube.com/user/CSBTv20>*

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:** Commissioner Keller was absent.
- V. **AGENDA STATUS REPORT:** by Jeff Wilson.
- VI. **PROJECTION REPORT:** by Jeff Wilson.
- VII. **PUBLIC COMMENT:** Denise Spangler-Adams asked that any accessory dwelling units (ADUs) in the pipeline in Montecito receive a time extension, reported that the ADU item scheduled to be considered by the County Planning Commission on January 31 was continued to a future date. She also asked that the cost for removing debris on private property be a collective responsibility.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Newman attended the Montecito Community meetings on January 20 and February 8, the Montecito Association Land Use Committee meeting on February 6, the February 13 program on coastal protection hosted by the Sierra Club, and the February 20 World Business Association program on the micro grid for Montecito and rebuilding Montecito. Commissioner Senauer attended a presentation by Ed Keller regarding debris flow/flooding and the Montecito Association Land Use Committee meeting on February 6. She also served on February 10 as a debris removal volunteer in the Montecito Oaks area, as well as the Montecito Water District strategic planning meeting on February 15 and several Montecito community stakeholder meetings. Chair Cole has been working with a group of federal, state and local officials and private individuals on a private-public partnerships, looking at short-term mitigations, people who can come in and provide national disaster mitigation expertise, slope treatments, hydro seeding, dry mulching, sabo dams, and looking at ways in which to raise money for these approaches.
- IX. **MINUTES:** The Minutes of January 3, 2018 and January 25, 2018 were considered as follows:

ACTION: Approved the Minutes of January 3, 2018.

Newman/Senauer Vote: 3-0 (Keller absent)

ACTION: Approved the Minutes of January 25, 2018, as revised.

Newman/Cole Vote: 3-0 (Keller absent)

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

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

XII. **INTENT TO WAIVE A PUBLIC HEARING:** The County of Santa Barbara has waived the required public hearing for the proposed time extension permit applications.

Olsten Trust SFD
17TEX-00000-00023 Demo-Rebuild Time Extension 1154 Channel Drive
Brianna Wiley, Planner (805) 568-3510

Time Extension to 14CDH-00000-00014: Demolition of an existing 3,802sf single family residence and 520sf garage, construction of a new two-story 3,715sf (gross) single family residence, new 612sf (gross) detached garage, new 698sf (gross) cabana, and new pool and landscaping. The project will require approximately 150 cubic yards cut and 100 cubic yards fill of grading. The property is a 0.44-acre parcel zoned 1-E-1 and shown as Assessor Parcel Number 009-352-019, located at 1154 Channel Drive in the Montecito Area, First Supervisorial District.

ACTION: Acknowledged waived public hearing. No action was taken.

17TEX-00000-00021 Wolf/Gruning CDP Time Extension 57 Humphrey Road
Jeremy Loh, Planner (805) 884-8051

Time Extension to 16CDP-00000-00059: The project is for a Coastal Development Permit for the Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35-169.4.3 of Article II, Coastal Zoning Ordinance, to adjust property lines between two legal lots. Parcel #1 is a 0.184-acre lot located at 59 Humphrey Road (APN 009-331-023), and Parcel #2 is a 0.164-acre lot located at 57 Humphrey Road (APN 009-331-024). After adjusting the lot line, the shared property line would no longer transect through the two existing dwellings on the two subject parcels. Parcel #1 would decrease in size to 0.158 acres (6,916.3 square feet) and Parcel #2 would increase in size to 0.19 acres (8,256.7 square feet). The subject lots are shown as Lot 24 (Parcel #1) and Lot 23 (Parcel #2) on Record of Survey Book 1, Page 29 – Tract “Oceanside”, and are located at 59 Humphrey Road and 57 Humphrey Road, respectively, in the Urban, Coastal area of the Montecito Community Plan, First Supervisorial District.

ACTION: Acknowledged waived public hearing. No action was taken.

XIII. **STANDARD AGENDA:**

1. **Rebuilding Montecito Report/Community Input Survey Montecito**

The Montecito Planning Commission (MPC) will receive a report from the Planning and Development Department on rebuilding after the Thomas Fire and January Mudslides. The MPC will also receive a presentation on the Rebuilding Montecito Community Input survey.

ACTION: The Montecito Planning Commission received a report from the Planning and Development Department on rebuilding after the Thomas Fire and January Mudslides. The Commission also received a presentation on the Rebuilding Montecito Community Input survey from Darcel Elliott, First District office. No action was taken.

2. 14CDH-00000-00031 Sturgess SFD Demo/Rebuild 1473 Edgecliff Lane
Exempt, CEQA Guidelines Sections 15301 & 15303 Alex Tuttle, Supervising Planner (805) 884-6844

Hearing on the request of Laurel Perez, agent for the property owner, Tom Sturgess, to consider Case No. 14CDH-00000-00031, [application filed on August 22, 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 1,234 square foot single family dwelling (SFD) and a 605 square foot detached artist studio, and the construction of a new 5,751 (gross) square foot two-story dwelling with an attached 861 gross square foot two-car garage, a 4,043 gross square foot basement, and 324 gross square foot “Den”; and to accept the CEQA Exemption pursuant to Sections 15301 and 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 009-360-050 and 009-360-052, a 0.65-acre property zoned 1-E-1, located at 1473 Edgecliff Lane in the Montecito Community Plan area, First Supervisorial District.

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

Newman/Cole **Vote: 2-1 (Senauer no; Keller absent)**
10 day appeal period; no fee required (Coastal Zone).

3. 2017 Comprehensive Annual Progress Report Countywide
Exempt, CEQA Guidelines Sections 15060(c)(3) Allen Bell, Supervising Planner (805) 568-2056
and 15378(b)(5) Jessi Steele, Planner (805) 884-8082

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission (1) receive and file the *2017 Comprehensive Plan Annual Progress Report* ; (2) determine that the Montecito Planning Commission’s actions regarding the *2017 Comprehensive Plan Annual Progress Report* are not subject to CEQA pursuant to CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5); and (3) authorize staff to provide the *2017 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 *2017 Comprehensive Plan Annual Progress Report*, determine that the Montecito Planning Commission’s actions are not subject to CEQA, and authorized staff to provide the *2017 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, and attach the Montecito Planning Commission’s action letter on the Long Range Planning Division Fiscal Year 2018-2019 Work Program to the *2017 Comprehensive Plan Annual Progress Report*.

Cole/Senauer **Vote: 3-0 (Keller absent)**
Appeal process not applicable.

4. Long Range Planning Division
Fiscal Year 2018-2019 Work Program **Countywide**
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 Fiscal Year 2018-2019 Work Program, and direct staff to forward any comments to the Board of Supervisors.

ACTION: Received a report on the FY 2018-2019 Work Program; and directed staff to forward a recommendation to the Board of Supervisors to: a) determine that the Board of Supervisors action is not a project that is subject to CEQA, and b) allocate the funding and staff resources to continue to provide required services, conduct operations and work on projects with remaining work from the FY 2017-2018 Work program, initiate staff-recommended new mandated and non-mandated projects as set forth in Table 3 of the staff report, as well as the additional recommendation to commence with the review and development of new requirements for resiliency for Santa Barbara County. Resiliency should be considered as broadly as possible to include the infrastructure of Santa Barbara County, as well as structural development (e.g. single-family and multi-family dwellings); and in terms of withstanding climate-based events (e.g. flood, fire, and debris flow).

Newman/Senauer Vote: 3-0 (Keller absent)
Appeal process not applicable.

5. 17GPA-00000-00004 Workshop on the Santa Barbara
17ORD-00000-00015 County Coastal Resiliency Project **Countywide**
Exempt, CEQA Guidelines Sections 15060(c)(3) Mindy Fogg, Supervising Planner (805) 884-6848
15378(b)(2) Selena Evilsizor, Planner (805) 568-2517

Hearing on the request of the Planning and Development Department (P&D) that the Montecito Planning Commission (1) receive a staff briefing regarding the project history and current status of the Coastal Resiliency Project, and (2) provide initial comments and direction regarding potential amendments to the Coastal Land Use Plan and Coastal Zoning Ordinance [Local Coastal Program (LCP)] that would address sea level rise as a coastal hazard to be considered in future permitting and planning processes.

ACTION: Received a staff briefing on the Coastal Resiliency project including the “Sea Level Rise and Coastal Hazards Vulnerability Assessment” and draft LCP policies, provided initial comments and direction to staff regarding potential amendments to the LCP, directed staff to return to the Montecito Planning Commission with proposed LCP amendments for the Montecito Planning Commission’s consideration and recommendation to the County Planning Commission; and determined that the briefing, comments, and direction to staff to not constitute and project and are exempt from CEQA.

Senauer/Newman Vote: 3-0-1 (Keller absent)
Appeal process not applicable.

6.	Revised Cultural Resources Thresholds of Significance	Countywide
	17ORD-00000-00017	
	<u>Exempt, CEQA Guidelines Sections 15064.7 & 15378</u>	<u>Dr. Glenn Russell, Director (805) 568-2085</u>

Hearing on the request of the Santa Barbara County Planning and Development Department to consider Case No. 17ORD-00000-00017, and recommend that the Board of Supervisors amend the County of Santa Barbara’s Environmental Thresholds and Guidelines Manual, by revising thresholds of significance to guide the County’s environmental analysis of cultural resources for projects subject to the California Environmental Quality Act (CEQA); and recommend that the Board of Supervisors find the adoption of a revised thresholds is exempt pursuant to CEQA Guidelines Sections 15064.7, 15378, and 15378(d).

ACTION: **The Montecito Planning Commission received a report from the Planning and Development Department on amending the County of Santa Barbara’s Environmental Thresholds and Guidelines Manual, by revising thresholds of significance to guide the County’s environmental analysis of cultural resources for projects subject to the California Environmental Quality Act (CEQA). No action was taken.**

The Montecito Planning Commission Agenda, Marked Agenda and Staff Reports are available on the Planning and Development Web Site at www.sbcountyplanning.org

Jeff Wilson
Secretary to the Montecito Planning Commission