



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of February 22, 2012  
9:00 a.m.

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DANIEL EIDELSON, 1<sup>st</sup> VICE CHAIR  
CLAIRE GOTTSANKER, 2<sup>nd</sup> VICE CHAIR  
MICHAEL PHILLIPS  
SUE BURROWS, CHAIR  
JACK OVERALL

Santa Barbara County  
Engineering Building, Room 17  
123 East Anapamu Street  
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.*

### ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, Sue Burrows.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** John Thorndike commented on the neighbors of his Toro Canyon property and issues related to non-payment of taxes.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Eidelson noted that the Montecito Planning Commission was created approximately 10 years ago, and asked if the Commission would like to commemorate the event. Chair Burrows requested that Commissioner Eidelson explore the options for potential commemoration.
- IX. **MINUTES:** The Minutes of January 25, 2012 were considered as follows:  
**ACTION: Approved the Minutes of January 25, 2012.**  
**Overall/Eidelson Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

**XI. INTENT TO WAIVE A PUBLIC HEARING:**

**11CDH-00000-00050                      Mackenzie Additions                      24 La Vuelta Road**  
Anne Almy, Supervising Planner (805) 568-2053  
Kimberly McCarthy, Planner (805) 568-2005

The proposed application is to validate the unpermitted conversion of the permitted carport into an enclosed garage (approximately 450 square feet in size) and additions to the residence totaling approximately 700 square feet. The application involves AP No. 007-340-019, located at 24 La Vuelta Road, in the Montecito area, First Supervisorial District.

**ACTION:      Acknowledged intent to waive public hearing. No action was taken.**

**XII. CONSENT AGENDA ITEMS AND PROCEDURE:**

**C-1      12GOV-00000-00003      Montecito Water District Water Well  
Replacement Government Code Consistency      210 Penny lane**  
Anne Almy, Supervising Planner (805) 568-2053  
Brian Banks, Planner (805) 568-3559

Hearing on the request of Thomas Mosby, Montecito Water District General Manager, to consider Case No. 12GOV-00000-00003, [application filed on January 12, 2012], for a determination that the replacement of an existing water well with a new water well and appurtenant equipment is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(c). This site is identified as AP No. 007-490-026, located immediately west of the property known as 210 Penny Lane, in the Montecito area, First Supervisorial District.

**ACTION:      Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402(c).**

**Eidelson/Overall      Vote: 5-0**  
**Appeal process not applicable.**

**XIII. STANDARD AGENDA:**

**1.                      Automobile Service Station Courtesy Review      1085 Coast Village Road**  
Suzanne Riegel, Planner, City of Santa Barbara (805) 564-5470 x2687

This item is a courtesy review of a project under the jurisdiction of the City of Santa Barbara on AP No. 009-281-003, 0.54 acres. The proposal consists of alterations to an existing 2,317 square foot automobile service station including: demolition of 344 square feet of retail floor area; construction of a 607 square foot addition of retail floor area, a 1,667 square foot covered car wash, and a 135 square foot equipment enclosure; installation of two pay point kiosks; revision of driveway entrances to improve pedestrian circulation; conversion of an existing exploratory water well to a non-potable production well; relocation of the existing propane tank; construction of a shade trellis for car wash detailing operations; the restriping of the parking for a total of 10 parking spaces on site; and the remodel of the interior of the service station, including the removal of service bays to be used as a mini-market. An existing Jacaranda will be relocated to allow and existing curb cut to be widened. The purpose of the hearing is to allow the Montecito Planning Commission and County residents the opportunity to provide comments to the City of Santa Barbara regarding this development proposal. The County of Santa Barbara does not have purview over this project, as it is within the limits of the City of Santa Barbara. **No formal action will be taken at this hearing.**

**ACTION:** The Montecito Planning Commission received a courtesy review from and provided comments to Suzanne Riegel, Planner, City of Santa Barbara. No action was taken.

2. **Miramar Beach Resort and Bungalows**  
**11TEX-00000-00032 Time Extension for the Amended Project 1555 S. Jameson Lane**  
08EIR-00000-00003 & Addendum Anne Almy, Supervising Planner (805) 568-2053  
00-ND-03 & Addendum Errin Briggs, Planner (805) 568-2047

Hearing on the request of Matt Middlebrook, representing the owner Caruso Affiliated, that the Montecito Planning Commission consider and adopt a recommendation to the County Board of Supervisors that they approve Case No. 11TEX-00000-00032, [application filed on December 22, 2011] for a one-year time extension (from March 15, 2012 to March 15, 2013) to Case No. 11CDH-00000-00001 in compliance with Section 35-169 of Article II, on property zoned C-V & TC; and to accept the previously certified environmental review documents (Addendum dated March 15, 2011 together with the focused Environmental Impact Report (08EIR-00000-00003), Mitigated Negative Declaration (00-ND-003) and Addendum dated December 9, 2008) as adequate Environmental Review for Case No. 11TEX-00000-00032 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 009-371-003 & -004, 009-372-001, 009-333-010, and 009-010-002, located at 1555 S. Jameson Lane, in the Montecito area, First Supervisorial District.

**ACTION:** Recommended that Board of Supervisors make the required findings for approval of the project, determine that no subsequent EIR or Negative Declaration shall be prepared for this project, and approve the project, Case No. 11TEX-00000-00032.

**Phillips/Eidelson Vote: 5-0**  
**Appeal process not applicable.**

3. **2012-2013 Annual Work Program** **Countywide**  
Jeff Hunt, Director of Long Range Planning (805) 568-2072  
David Lackie, Supervising Planner (805) 568-2023

Hearing on the request of Long Range Planning for the Montecito Planning Commission to receive and review the *2012-2013 Annual Work Program*, and direct staff to forward any comments to the Board of Supervisors.

**ACTION:** Received and reviewed the *2012-2013 Annual Work Program* and made the following recommendations to the Board of Supervisors.

**Eidelson/Overall Vote: 5-0**  
**Appeal process not applicable.**

**TABLE 3**  
**Montecito Planning Commission Recommendations**  
**POTENTIAL NEW PROJECTS**  
**SHORT-TERM PRIORITY (1 - 2 YEARS)**  
**FISCAL YEAR 2012 - 2013**

<b>POTENTIAL NEW PROJECTS</b>		<b>2012-2013</b>
		<b>FTE</b>
<b>Short-term Priority (1-2 Years)</b>		
<b>13</b>	<b>Airport Land Use Plan Consistency Amendments</b>	<b>0.11</b>
<b>14</b>	<b>Montecito Architectural Design Guidelines &amp; Dev't Standards</b>	<b>0.38</b>
<b>15</b>	<b>Agricultural Production &amp; Processing Ordinance Amendment</b>	<b>0.74</b>
<b>16</b>	<b>Sign Ordinance</b>	<b>0.33</b>
<b>17</b>	<b>Santa Ynez Valley Transportation Improvement Plan</b>	<b>0.37</b>
<b>18</b>	<b>Rural Roadway Standards - Circulation Element Amendment</b>	<b>0.51</b>
<b>19</b>	<b>Brushing Ordinance</b>	<b>0.49</b>
<b>20</b>	<b>Lighting Standards and Regulations</b>	<b>0.47</b>
<b>21</b>	<b>Los Alamos Parking &amp; Pedestrian Circulation Plan <sup>1</sup></b>	<b>0.63</b>
<b>22</b>	<b>Climate Change Adaptation Plan <sup>1</sup></b>	<b>0.47</b>
<b>23</b>	<b>Montecito Tree Protection Standards</b>	<b>0.47</b>
<b>TOTAL</b>		<b>4.97</b>

1 Dependent upon grant funding

**TABLE 4**  
**Montecito Planning Commission Recommendations**  
**POTENTIAL NEW PROJECTS**  
**MID-TERM AND LONG-TERM PRIORITY**  
**FISCAL YEAR 2012-2013**

<b>POTENTIAL NEW PROJECTS</b>		<b>FTE</b>
<b>Mid-Term Priority (3-5 Years)</b>		
<b>24</b>	<b>Mission Hills - Vandenberg Village Vision</b>	<b>0.88</b>
<b>25</b>	<b>Mission Hills/Vandenberg Village Community Plan</b>	<b>2.94</b>
<b>26</b>	<b>Economic Development Program</b>	<b>0.96</b>
<b>27</b>	<b>Ordinance 661 Consistency Rezone - Phase II</b>	<b>0.50</b>
<b>28</b>	<b>Sustainable Communities Zoning Ordinance Amendments</b>	<b>0.78</b>
<b>29</b>	<b>Complete Streets Design Standards</b>	<b>0.79</b>
<b>30</b>	<b>Santa Ynez &amp; Los Olivos Township Design Guidelines</b>	<b>0.57</b>
<b>31</b>	<b>2015-23 Housing Element Update</b>	<b>2.11</b>
<b>32</b>	<b>Seismic Safety and Safety Element Update Phase II</b>	<b>0.73</b>
<b>33</b>	<b>Open Space Element Update</b>	<b>2.69</b>
<b>34</b>	<b>Noise Element Update</b>	<b>1.23</b>
<b>35</b>	<b>Mission Canyon Wildland Fire Benefit Assessment District</b>	<b>0.43</b>
<b>36</b>	<b>Mission Canyon Scenic Corridor Phase II</b>	<b>0.62</b>
<b>37</b>	<b>Circulation Element Update</b>	<b>1.82</b>
<b>38</b>	<b>Mission Canyon Post-Disaster Reconstruction Plan</b>	<b>0.35</b>
<b>POTENTIAL NEW PROJECTS</b>		
<b>Long-Term Priority (5-10 Years)</b>		
<b>39</b>	<b>Orcutt Community Plan Update</b>	<b>3.91</b>
<b>40</b>	<b>Montecito Community Plan Update</b>	<b>2.28</b>
<b>41</b>	<b>Toro Canyon Community Plan Update</b>	<b>1.76</b>

**The Montecito Planning Commission Agenda, Marked Agenda and Staff Reports are available on the  
Planning and Development Web Site at  
[www.sbcountyplanning.org](http://www.sbcountyplanning.org)**

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Dianne M. Black  
Secretary to the Montecito Planning Commission

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