



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of February 25, 2009
9:00 a.m.

DANIEL EIDELSON
CLAIRE GOTTS-DANKER
MICHAEL PHILLIPS, Chair
SUE BURROWS, 2nd Vice Chair
JACK OVERALL, 1st Vice Chair

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 Vice Chair, Michael Phillips.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by Jessica Opland.
- IV. **ADMINISTRATION OF OATH OF OFFICE TO NEW AND RETURNING COMMISSIONERS:** by Kaitlin Brennan, Clerk of the Board.
- V. **ROLL CALL:** All the Commissioners were present.
- VI. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VII. **PROJECTION REPORT:** by Dianne M. Black.
- VIII. **APPOINTMENT OF THE 2009 MONTECITO PLANNING COMMISSION CHAIR AND FIRST VICE CHAIR AND SECOND VICE CHAIR**
 - ACTION:** Nominated Commissioner Phillips as the 2009 Montecito Planning Commission Chair.
Overall/Burrows Vote: 5-0
 - ACTION:** Nominated Commissioner Overall as the 2009 Montecito Planning Commission First Vice Chair.
Phillips/Burrows Vote: 5-0
 - ACTION:** Nominated Commissioner Burrows as the 2009 Montecito Planning Commission Second Vice Chair.
Eidelson/Overall Vote: 5-0
- IX. **APPOINTMENT OF THE 2009 MONTECITO PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**

ACTION: Nominated Dianne Black as the 2009 Montecito Planning Commission Secretary.

Phillips Vote: 5-0

ACTION: Nominated Jessica Opland as the 2009 Montecito Planning Commission Recording Secretary.

Phillips Vote: 5-0

X. **PUBLIC COMMENT:** John Thorndike spoke on behalf of the homeless and commented on a newspaper article concerning the homeless. Bob Bierig congratulated the Commission on continuing to serve the Community of Montecito and recognized new Commissioner Daniel Eidelson for stepping up and serving Montecito.

XI. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Overall commented on the use of gray water and how it could be recycled for larger facilities. Commissioner Eidelson appreciates being able to serve with the Commission and thanked Supervisor Carbajal for giving him the opportunity. Commissioner Burrows commented on implementing a supplemental warning system in the event of an emergency. Commissioner Gottsdanker commented on her on going participation in a number of Tea Fire recovery meetings and thanked all the County employees who have been involved in helping make this recovery effort a success.

XII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Alex Tuttle briefed the Commission on the progress of Westmont College's Master Plan and Tea Fire Recovery. Ms. Black discussed what occurred at last months Joint Chair's meeting.

XIII. **MINUTES:** The Minutes of December 17, 2008 were considered as follows:

ACTION: Approved the Minutes of December 17, 2008.

Gottsdanker/Burrows Vote: 3-0-2 (Overall/Eidelson abstained)

XIV. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director.

XV. **STANDARD AGENDA:**

1.	08MOD-00000-00017	Phillips Single Family Dwelling Addition in Side Setback	1037 Alston Road
	Exempt, CEQA Section 15305(a)		
		Anne Almy, Supervising Planner (805) 568-2053 J. Ritterbeck, Planner (805) 568-3509	

Hearing on the request of Adele Goggia, agent for the owner, to consider Case No. 08MOD-00000-00017 [application filed on November 19, 2008] to modify the required 20-foot side setback in compliance with Section 21-15.9 of County Code Chapter 21 on property zoned 2-E-1 to allow construction of a single-family dwelling addition approximately 431 square feet in size; and to accept the Exemption pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-091-034, located at 1037 Alston Road, in the Montecito Community Plan area, First Supervisorial District.

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

Overall/Gottsdanker Vote: 5-0
10 day appeal period; fee required.

2. **09ORD-00000-00002** **Revising Freestanding Solar Energy Systems Permit Requirements** **Montecito**
Exempt, CEQA Section 15061(b)(3) Dianne Black, Director, Development Services (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 and adopt a recommendation to the Board of Supervisors that they adopt an ordinance Case No. 09ORD-00000-00002 amending Division 35.2 - Montecito Zones and Allowable Land Uses and Division 35.3 - Site Planning and Other Project Standards, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code as set forth in Attachment C that would revise the existing procedures for permitting freestanding solar energy systems to (1) allow such systems as accessory structures in the Resource Management Zone and (2) permit such systems with a Zoning Clearance in all zones when they comply with a set of development standards designed to address compatibility with the surrounding area.

ACTION: To permit solar panels as accessory structures in the RMZ zone and waive the requirement of a development plan for solar panels in the RMZ zone.

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

ACTION: Approved the proposed Resolution and Ordinance, with revisions.

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

3. **Workshop on Proposed Changes to Land Use Permit Noticing** **Countywide**
Noel Langle, Planner (805) 568-2067
Pat Saley, Planner (805) 969-4605

The Montecito Planning Commission will participate in a workshop to review and give direction to the Planning and Development Department on proposed revisions to the public noticing procedures and requirements.

ACTION: The Workshop was presented by Pat Saley and Dianne Black. No action was taken.

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