



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

**Special Hearing of March 22 2017
9:00 a.m.**

SUSAN KELLER, CHAIR
J'AMY BROWN, 1ST VICE-CHAIR
JACK OVERALL, 2ND VICE-CHAIR
DONNA SENAUER
CHARLES NEWMAN

Santa Barbara County
Board of Supervisors Hearing Room
105 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>*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, Susan Keller.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** Commissioner Overall was absent.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** Denise Spangler Adams spoke to the issue of the City of Santa Barbara painting white fog lines along Barker Pass Road, and the dangers that it presents. She also spoke to the issue of CCRs for the Montecito Vista development, and the responsibility of realtors to distribute these to new home owners, as well as soil reports due to the issue of soil liquefaction in the area. On the City side of the development, homeowners are receiving these documents and signing an acknowledgement of receipt. On the County side, however, this is not occurring, and she asked if something can be done about this issue.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Senauer attended two recent Montecito Board Architectural Review (MBAR) meetings. Commissioner Brown attended the March 7 Montecito Association Land Use Committee meeting in which a presentation on accessory dwelling units was given, as well as the March 9 MBAR meeting and site visit on February 24, 2017. She also spoke to the issue of letters that members of the community have been receiving from Southern California Edison (SCE) indicating that they are over their allotment of usage. She noted that these were sent out by an SCE subcontractor, and that they are looking into the problem. Commissioner Newman reported that he attended the March 7 Montecito Water District meeting regarding the Sustainable Groundwater Management (SGMA) and its implementation, the Montecito Association board meeting, and participated in a site visit to Casa Dorinda on March 20. Chair Keller reported that she also attended the MBAR site visit of February 24.

IX. **MINUTES:** The Minutes of February 15, 2017 will be considered as follows:

ACTION: Approved the Minutes of February 15, 2017, as amended.

Newman/Brown Vote: 3-0-1 (Overall absent, Keller abstained)

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

XI. **STANDARD AGENDA:**

1. **14RVP-00000-00005** **Casa Dorinda Open Space Management Plan** **300 & 302 Hot Springs Road**
Alex Tuttle, Supervising Planner (805) 884-6844
Joyce Gerber, Planner (805) 568-3518

The Montecito Planning Commission will review and provide comments on the revised Casa Dorinda Open Space Management Plan, as required by Condition #14 of the approved Casa Dorinda Master Plan Conditional Use Permit Revision project, Case. No. 14RVP-00000-00005. The application involves Assessor Parcel Nos. 009-640-001 and 009-070-057, located at 300 and 302 Hot Springs Road, in the Montecito area, First Supervisorial District.

ACTION: Continued the item to the special hearing of April 18, 2017, at the request of the Commission.

Brown/Senauer Vote: 4-0 (Overall absent)
Appeal process not applicable.

2. **16ORD-00000-00015** **Accessory Dwellings**
16ORD-00000-00016 **Units Ordinance Amendments** **Montecito**
Exempt, CEQA Guidelines Sections 15265 & 15282(h) 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:

- a) **16ORD-00000-00015.** Adopt a recommendation to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00015) amending Division 35.2, Montecito Zones and Allowable Land Uses, Division 35.3, Montecito Site Planning and Other Project Standards, Division 35.4, Montecito Standards for Specific Land Uses, Division 35.6, Montecito Site Development Regulations, Division 35.7, Montecito Planning Permit Procedures, Division 35.9, Montecito Land Use and Development Code Administration, and Division 35.10, Glossary, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code;
- b) **16ORD-00000-00016.** Adopt a recommendation to the County Planning Commission that it recommend to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00016) amending Division 2, Definitions, Division 4, Zoning Districts, Division 7, General Regulations, Division 11, Permit Procedures, Division 12, Administration, Division 13, Summerland Community Plan Overlay, and Division 16, Toro Canyon (TCP) Overlay District, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code; and

to determine the project is exempt from CEQA pursuant to Sections 15265 and 15282(h) of the State Guidelines for Implementation of the California Environmental Quality Act. The proposed ordinance amendments revise existing development standards and permit procedures in order to implement recent State legislation regarding accessory dwelling units which are currently referred to as “residential second units” in the zoning ordinances. The proposed amendment to the Montecito Land Use and Development Code also deletes language that only applies within the Coastal Zone.

ACTION: Continued the item to the special hearing of April 12, 2017, at the request of the Commission.

**Newman/Brown Vote: 4-0 (Overall absent)
Appeal process not applicable.**

3. Montecito Board of Architectural Review Site Visit Discussion

Dianne Black, Assistant Director (805) 568-2000

The Montecito Planning Commission will discuss commissioner attendance at Montecito Board of Architectural Review site visits.

ACTION: The Montecito Planning Commission discussed commissioner attendance at MBAR site visits. No action was taken. Staff will provide MPC members with identification badges that can be worn during these site visits.

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