



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of March 23, 2016
9:00 a.m.

MICHAEL PHILLIPS, CHAIR
JACK OVERALL, 1ST VICE-CHAIR
JOSEPH COLE, 2ND VICE CHAIR
SUSAN KELLER
J'AMY BROWN

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>*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, Michael Phillips.
- 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:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Cole complimented the Santa Barbara Citizens' Planning Academy that he recently completed, and would recommend it to others if it is offered again in the future. Commissioner Brown attended a meeting called by the Montecito Association on March 17 that looked at the issue of a pedestrian crossing between the community hall and the shopping center across the street. The outcome of the meeting is that 25 mile per hour signs will be posted, a radar sign will be installed at the site, and the local state Assemblymen's office has offered to contact the California Highway Patrol to increase enforcement of the existing speed limit. She also attended a citizens meeting at the Montecito Association that addressed road encroachment policies. Commissioner Overall attended a meeting of the Montecito Association's water committee, which received a report from Tom Fayram of the County Public Works Department relating to the long range plan of available water supply, which is also available online. He and Commissioner Phillips also attended a meeting with Chris Sneddon and Matt Dobberteen of the County Public Works Department for an update on the Highway 101 and the San Ysidro and Olive Mill parallel projects. Staff indicated that they will be going before SBCAG in May or June, and the remaining schedule is uncertain at this point in time.
- IX. **MINUTES:** The Minutes of February 17, 2016 were considered as follows:
ACTION: **Approved the Minutes of February 17, 2016.**

Brown/Overall

Vote: 4-0-1 (Phillips abstained)

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

XI. **STANDARD AGENDA:**

1. **SGMA Briefing**

Glenn Russell, Director, Planning and Development Department (805) 568-2000

The Planning Commission will receive a briefing on the Sustainable Groundwater Management Act by Glenn Russell, Planning and Development Department.

ACTION: The Montecito Planning Commission received a briefing from Glenn Russell, Planning and Development department, and Fray Crease, Public Works Department, regarding the Sustainable Groundwater Management Act. No action was taken.

2. **14CDH-00000-00014 Olsten Trust Single-Family Demo/ Rebuild, Detached Garage, and Pool 1154 Channel Drive**

Exempt, CEQA Guidelines Sections 15301 & 15303

Alex Tuttle, Supervising Planner (805) 884-6844

J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Matthew Ewing, agent for the property owner, Olsten Montecito Trust, to consider Case No. 14CDH-00000-00014, [application filed on June 10, 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 3,802 square foot single family dwelling (SFD) and 520 square foot attached garage and the construction of a new 3,187 square foot single family dwelling with a 881 square foot basement, a new 680 square foot detached garage and a new detached pool cabana of approximately 570 square feet; and to determine the project is exempt pursuant to Sections 15301 and 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-352-019, a 0.44-acre parcel zoned 1-E-1, located at 1154 Channel Drive in the Montecito Community area, First Supervisorial District. (Continued from 5/20/15, 1/20/16, and 2/17/16)

ACTION: Made the findings for denial, including CEQA findings, determined that the denial of the project is exempt from CEQA, and denied the project, Case No. 14CDH-00000-00014.

Brown/Cole

Vote: 3-2 (Phillips and overall no)

10 day appeal period; no fee required.

3. **16ORD-00000-00002 Montecito Architectural Guidelines and
16ORD-00000-00003 Development Standards Limited Update Montecito**

Exempt, CEQA Guidelines Sections 15308

Allen Bell, Supervising Planner (805) 568-2056

Julie Harris, Planner (805) 568-3543

Hearing on the request of the Planning and Development Department for the Montecito Planning Commission to consider making recommendations to the Board of Supervisors regarding the following:

a) Recommend that the Board of Supervisors adopt a resolution to amend the *Montecito Architectural Guidelines and Development Standards*, amending guidelines that address basements, net floor area, and retaining walls; and make other minor corrections and

language revisions that do not materially change the existing regulations and serve only to clarify or correct existing language;

- b) Recommend that the Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00002) amending the zoning regulations of the Montecito Land Use and Development Code, Section 35-2 of Chapter 35, Zoning, of the Santa Barbara County Code, by amending Subsection 35.428.070.C (incorporate required development standards into the Montecito Hillside Overlay Zone rather than reference) and Subsection 35.430.090.C.2 (Height – amend the maximum height applicable to hillside development);
- c) Recommend that the Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00003) amending the zoning regulations of the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code, by amending Section 35-127.A.3 (Height– amend the maximum height applicable to hillside development); and
- d) Recommend that the Board of Supervisors determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308.

ACTION: **Revised Subsection IV.C.10, Subsection IV.E.3.k, and Subsection I.E of the *Montecito Architectural Guidelines and Development Standards*; Selected Method 3 “800 square feet + 50% and directed staff to incorporate the methodology into the *Montecito Architectural Guidelines and Development Standards* prior to proceeding to the Board of Supervisors; Made the required findings for approval, including CEQA findings; Recommended that the Board of Supervisors determine the project is exempt from CEQA; Adopted a Resolution, as revised, recommending that the Board of Supervisors adopt a Resolution amending the *Montecito Architectural Guidelines and Development Standards*, adopt Ordinances amending the zoning regulations of the Santa Barbara County Montecito Land Use and Development Code and the Coastal Zoning Ordinance.**

Keller/Phillips Vote: 5-0
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