



# COUNTY OF SANTA BARBARA

## MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of April 12, 2017  
9:00 a.m.

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

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 (CSBT) 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 CSBT Channel 20. This hearing will also be streamed live on CSBT'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/CSBT20>*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** Commissioner Overall was absent.
- IV. **PUBLIC COMMENT:** Charlene Nagel introduced herself to the Commission as the new president of the Montecito Association.
- V. **STANDARD AGENDA:**

	<b>16ORD-00000-00015</b>	<b>Accessory Dwellings</b>	
<b>1.</b>	<b>16ORD-00000-00016</b>	<b>Units Ordinance Amendments</b>	<b>Montecito</b>
	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. (Continued from 3/22/17)

**ACTION:** Continued the item to the hearing of May 17, 2017, with staff to return with a revised ordinance.

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

2.	<b>17ORD-00000-00001</b>	<b>Transitional and Supportive</b>	
	<b>17ORD-00000-00003</b>	<b>Housing Ordinance Amendments</b>	<b>Montecito</b>
	Exempt, CEQA Guidelines Sections 15061(b)(3)	Allen Bell, Supervising Planner (805) 568-2056	Jessica Steele, Planner (805) 884-8082

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission:

- a) **17ORD-00000-00001.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 17ORD-00000-00001) amending Division 35.2, Montecito Zones and Allowable Land Uses, Division 35.4, Montecito Standards for Specific Land Uses, and Division 35.10, Glossary, of Section 35-2, the Montecito Land Use and Development Code (MLUDC), of Chapter 35, Zoning, of the Santa Barbara County Code;
- b) **17ORD-00000-00003.** Recommend that the County Planning Commission recommend that the Board of Supervisors adopt an ordinance (Case No. 17ORD-00000-00003) amending Division 2, Definitions, Division 4, Zoning Districts, and Division 7, General Regulations, of Article II, the Coastal Zoning Ordinance (CZO), of Chapter 35, Zoning, of the Santa Barbara County Code; and

to determine the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The proposed ordinance amendments add definitions of transitional and supportive housing and allow transitional and supportive housing as residential uses, subject only to those permits and regulations that apply to other dwellings of the same type in the same zone, pursuant to Government Code Sections 65582 and 65583(a)(5).

**ACTION:** Made the required findings for approval, including CEQA findings; Recommended that the Board of Supervisors determine that the project is exempt from CEQA and that the County Planning Commission recommend that the Board of Supervisors determine that the project is exempt from CEQA; Adopted Resolutions recommending that the Board of Supervisors approve Case No. 17ORD-00000-00001 as revised, and recommending that the County Planning Commission adopt a resolution recommending that the Board of Supervisors approve Case No. 17ORD-00000-00003.

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

**The 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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