



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION JOINT MEETING WITH THE MONTECITO BOARD OF ARCHITECTURAL REVIEW MARKED AGENDA

Special Hearing of April 17, 2018
9:00 a.m.

JOE COLE, CHAIR
CHARLES NEWMAN, 1ST VICE-CHAIR
DONNA SENAUER, 2ND VICE-CHAIR
SUSAN KELLER

Santa Barbara County
Planning Commission Hearing Room
123 East Anapamu Street, Room 17
Santa Barbara, CA 93101
(805) 568-2000 (Planning & Development)

MONTECITO BOARD OF ARCHITECTURAL REVIEW

* **The Montecito Board of Architectural Review participated only on Item #2 Like-for-Like Rebuild (Debris Flow) Ordinance Amendments**

DAVE MENDRO
CLAIR GOTTSDANKER
DON SHARPE
JOHN WATSON, Chair

SAM MAPHIS
BOB KUPIEC
THIEP CUNG, Vice-Chair

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>, and on the County's YouTube channel at <https://www.youtube.com/user/CSBTv20>*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, Joe Cole.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present. Montecito Board of Architectural Review members Watson, Gottsdanker, Kupiec, and Cung present for Item #2.
- V. **AGENDA STATUS REPORT:** By Jeff Wilson.
- VI. **PROJECTION REPORT:** By Jeff Wilson.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Senauer has attended all community meetings regarding updates on recovery, as well as Montecito Water District board and community meetings. Commissioner Newman has attended 3 meetings, including the March 28 UCSB Economic Forecast, the March 29 Santa Barbara County AIA recovery team meeting, and the April 10 Montecito Association board meeting. Commissioner Keller attended the most recent community meeting and the January 26 stakeholders meeting. Chair Cole also attended a community meeting and he will also be attending a 3 day real estate/planning conference in San Francisco.

IX. **MINUTES:** The Minutes of February 21, 2018 were considered as follows:

ACTION: **Approved the Minutes of February 21, 2018, as revised.**

Newman/Senauer **Vote: 3-0-1 (Keller abstained)**

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** By Dianne M. Black.

XI. **STANDARD AGENDA:**

1. **Thomas Fire and January Mudslides Rebuilding Report** **Montecito**

The Montecito Planning Commission will receive a report from the Planning and Development Department on rebuilding after the Thomas Fire and January Mudslides. (Continued from 1/25/18 and 2/21/18)

ACTION: **The Montecito Planning Commission received a report from the County Executive Office, Planning and Development, and Public Works Departments on rebuilding after the Thomas Fire and January Mudslides. No action was taken.**

2. **18ORD-00000-00005 Like-for-Like Rebuild**
18ORD-00000-00006 (Debris Flow) Ordinance Amendments **Countywide**
Exempt, CEQA Guidelines Sections 15061(b)(3), Alex Tuttle, Supervising Planner (805) 884-6844
15302, 15305, 15265 Tess Harris, Planner (805) 568-3319

Hearing on the request of the County of Santa Barbara Planning and Development Department, that the Montecito Board of Architectural Review and the Montecito Planning Commission jointly review and provide feedback on the proposed ordinance amendments, and that the Montecito Planning Commission:

- a) **18ORD-00000-00005.** Adopt by resolution a recommendation to the Board of Supervisors that the Board of Supervisors adopt an ordinance (Case No. 18ORD-00000-00005) amending Division 35.2, Montecito Zones and Allowable Land Uses, 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; and
- b) **18ORD-00000-00006.** Adopt by resolution a recommendation to the County Planning Commission that they recommend to the Board of Supervisors that the Board of Supervisors adopt an ordinance (Case No. 18ORD-00000-00006) amending Division 1, In General, Division 2, Definitions, Division 10, Nonconforming Structures and Uses, and Division 12, Administration, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code.

The proposed ordinance amendments revise existing regulations, development standards, permit procedures, and definitions in order to accommodate the rebuilding of structures that have been damaged or destroyed during a debris flow event or other natural event resulting in a significant change in topography or alteration of drainage features. Pursuant to Section 35-180.3 of Article II, the Director formally initiated the Ordinance Amendments, including the Amendment to the Local Coastal Program, following direction provided by the Board of Supervisors during their March 13, 2018 meeting.

Agriculture I (AG-I) and Agriculture II (AG-II) zones in the Coastal Zone.

ACTION: Made the required findings for approval, including CEQA findings; recommended to the County Planning Commission that they recommend that the Board of Supervisors determine that no subsequent Negative Declaration or other environmental review document shall be prepared for this project; and adopted a resolution recommending that the County Planning Commission adopt a resolution recommending that the Board of Supervisors approve Case No. 18ORD-00000-00003.

Keller/Senauer **Vote: 3-0-1 (Newman recused)**
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

Jeff Wilson
Secretary to the Montecito Planning Commission