



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of April 27, 2011  
9:00 a.m.

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DANIEL EIDELSON, 2<sup>nd</sup> VICE CHAIR  
CLAIRE GOTTSANKER  
MICHAEL PHILLIPS, CHAIR  
SUE BURROWS, 1<sup>st</sup> VICE CHAIR  
JACK OVERALL, CHAIR

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

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**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 Chair, Jack Overall.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Alice McCurdy, Deputy Director.
- VI. **PROJECTION REPORT:** by Alice McCurdy, Deputy Director.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Phillips noted that he has collected documentation pertaining to a court of appeals case that he feels the Commission would be interested in, which he will distribute at the next hearing. Commissioner Overall announced that the Montecito Association invited him to serve as an ex officio of their transportation committee, which has been working to present alternative approaches relating to the 101 project through Montecito. Their intent is for these alternatives to be included in the final Caltrans EIR. Additionally, he and Commissioner Burrows attended a recent Joint Chairs meeting, where items of general interest discussed include perceived ambiguity of BAR minutes for items being reviewed by the Planning Commission and BAR use of the Conceptual Review Checklist. Also, he spoke to Dianne Black and Counsel about scheduling a workshop such that the Commission could receive feedback regarding project review.
- IX. **MINUTES:** The Minutes of March 23, 2011 were considered as follows:  
**ACTION: Approved the Minutes of March 23, 2011, as revised**  
**Burrows/Overall Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XI. **STANDARD AGENDA:**

1. **08LLA-00000-00018** Wudl Lot Line Adjustment Decision Making Process Briefing 1020 Ladera Lane  
Anne Almy, Supervising Planner (805) 568-2053  
Julie Harris, Planner (805) 568-3518

The Montecito Planning Commission will receive a briefing on the proposed decision making process for the Wudl lot line adjustment. The project involves AP Nos. 155-010-045 and -051, located at 1020 Ladera Lane, in the Montecito area, First Supervisorial District.

**ACTION:** The Commission received a briefing on the proposed decision making process for the Wudl lot line adjustment from Julie Harris and Alice McCurdy, Planning and Development. No action was taken. The Montecito Planning Commission supports the staff recommendation that jurisdiction of the project be assigned to the County Planning Commission.

2. **11ORD-00000-00013**  
**11ORD-00000-00014** General Package Ordinance Amendments 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 the following:

- a) **11ORD-00000-00013** to adopt a recommendation to the Board of Supervisors that they adopt an ordinance (Case No. 11ORD-00000-00013) amending Division 35.4, Montecito Standards for Specific Land Uses, Division 35.7, Montecito Planning Permit Procedures, 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 County Code;
- b) **11ORD-00000-00014** to adopt a recommendation to the County Planning Commission that they recommend to the Board of Supervisors that they adopt an ordinance (Case No. 11ORD-00000-00014) amending Division 1, In General, Division 2, Definitions, Division 7, General Regulations, Division 8, Services, Utilities and Other Related Facilities, and Division 11, Permit Procedures, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code; and

to recommend that the Board of Supervisors determine that the ordinances are exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act.

The proposed ordinances would implement new regulations and make other minor clarifications, corrections and revisions regarding:

- Animal keeping - allow the keeping of household pets accessory to a residence in the Neighborhood Commercial and Recreation zones (MLUDC and Article II).
- Conditional Use Permits and Development Plans phasing agreements - include procedures to allow the review authority to approve phasing agreements concurrently with Conditional Use Permits and Development Plans for project that are expected to take several years to complete (MLUDC and Article II).
- Demolition and Reclamation Permits - Provide that the Zoning Administrator is the decision-maker (review authority) for demolition and reclamation permits that may be appealed to the Coastal Commission and include processing requirements, and allow revisions to approved Demolition and Reclamation Permits through the Substantial Conformity and Amendment process (Article II only).

- Indemnification agreements - Require the submittal of an agreement to indemnify the County as part of an application for a planning permit (MLUDC and Article II).
- Land Use Permits expiration periods - include expiration and time extension procedures for Land Use Permits (MLUDC and Article II).
- Modifications not associated with Conditional Use Permits and Development Plans - clarify language regarding allowable modifications not associated with Conditional Use Permits and Development Plans, and provide a waived hearing process (MLUDC and Article II).
- Motor vehicle and material storage - include regulations pertaining to the storage of motor vehicles and material on residential zoned property (MLUDC and Article II).
- Residential second units - allow in addition to a farm employee dwelling if the lot is zoned AG-I (Article II only).
- Substantial Conformity Determinations/Amendments Procedures - Include process requirements for applications for Substantial Conformity Determinations and Amendments to discretionary permits (MLUDC and Article II).
- Temporary uses - clarify language regarding the short term rental of property as it relates to allowable temporary uses of property (MLUDC and Article II).
- Trailers - allow for the storage of trailers other than recreational vehicles as a use accessory to a residence (MLUDC and Article II).
- Wastewater treatment systems - include a definition of alternative wastewater treatment system consistent with the County Public Health Department (MLUDC and Article II).

**11ORD-00000-00013**

**ACTION:** Adopted findings for approval and recommended that the Board of Supervisors adopt the findings for approval for 11ORD-00000-00013; Recommended to the Board of Supervisors that they determine that this ordinance is categorically exempt from CEQA; and adopted a resolution recommending that the Board of Supervisors adopt 11ORD-00000-00013, with revisions to the ordinance.

**Overall/Phillips**

**Vote: 5-0**

**Appeal process not applicable.**

**11ORD-00000-00014**

**ACTION:** Adopted findings for approval, recommended to the County Planning Commission that they adopt the findings for approval and recommend to the Board of Supervisors that they adopt the findings of approval for 11ORD-00000-00014; Recommended that the County Planning Commission recommend to the Board of Supervisors that they determine that this ordinance is categorically exempt from CEQA; and adopted a recommendation to the County Planning Commission that they adopt a resolution recommending that the Board of Supervisors adopt 11ORD-00000-00013, with revisions to the ordinance.

**Overall/Burrows**

**Vote: 5-0**

**Appeal process not applicable.**

	<b>Certificates of Compliance</b>	
<b>3.</b>	<b>11ORD-00000-00011 Process Ordinance Amendment Briefing</b>	<b>Montecito</b>
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	Dianne Black, Director, Development Services (805) 568-2000 Noel Langle, Planner (805) 568-2067	

Request of the Planning and Development Department that the Montecito Planning

Commission receive a briefing on Case No. 11ORD-00000-00011, an ordinance amending Chapter 21, Land Division, of the Santa Barbara County Code to add procedures regarding the processing of applications for Certificates of Compliance and Conditional Certificates of Compliance.

**ACTION: The Commission received a briefing on 11ORD-00000-00011 regarding the processing of applications for Certificates of Compliance and Conditional Certificates of Compliance from Noel Langle, Planning and Development. No action was taken.**

The Montecito 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