



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of May 16, 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)

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.
- 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 attended the April 25 fire, drought, and debris flow event at the Granada Theatre, hiked the Baron Ranch trail on April 28 in celebration of National Parks Day, and attended the May 1 community recovery meeting, the May 10 City of Santa Barbara Planning Commission discussion/approval of the project located at 1062 Coast Village Road, the May 15 Montecito Water District committee meeting on SGMA and basin modifications between Carpinteria and Montecito, the April 26 presentation on "Understanding the Inevitable: Chaparral Wildfires and How We Prepare" at the Faulker Gallery, and the May 7 Citizens Planning Association discussion on the Highway 101 widening project. Commissioner Newman also attended the April 25 Community Environmental Council presentation at the Granada Theatre, the May 8 UCSB Economic Summit, the May 10 Montecito Association board of directors meeting, the May 11 American Institute of Architects Santa Barbara Recovery meeting. Commissioner Keller is on the board of directors for the Santa Barbara County Trails Foundation, and clarified that they have jurisdiction over all the front country trails, and have been actively improving these trails. Chair Cole attended a 3-day real estate/planning conference on various topics including housing, the April 30 debris flow scientists' symposium at the Emergency Operations Center, the UCSB town hall meeting, and a meeting of the Montecito Association.

IX. **MINUTES:** The Minutes of April 17, 2018 were considered as follows:

ACTION: **Approved the Minutes of April 17, 2018, as revised.**

Cole/Keller **Vote: 4-0 (Newman abstains from review of Item #3)**

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

XI. **PROJECTS STATUS UPDATE:** by Jeff Wilson.

XII. **INTENT TO WAIVE A PUBLIC HEARING:** *The County of Santa Barbara intends to waive the required public hearing for the proposed coastal development permit unless a written request for such hearing is submitted to the Planning and Development Department by 5:00 p.m. on May 31, 2018. All requests for a hearing must be submitted to Santa Barbara County, Planning and Development Department, 123 E. Anapamu Street, Santa Barbara, CA 93101, Attention: Ciara Ristig, or faxed to 805-568-2030. NOTE: Failure by a person to request a public hearing may result in the loss of that person's ability to appeal any action taken by the County of Santa Barbara.*

17CDH-00000-00041 **602 Miramar LLC Single** **60 Miramar Avenue**
Family Dwelling Renovations
Ciara Ristig, Planner (805) 568-2077

The proposed project is for a Coastal Development Permit to replace the doors and windows of the existing single-family dwelling and remodel the structure's interior and exterior. The project also consists of new fencing, walkways, patios, and new landscaping. The two-story existing residence is 1,147 square feet on the first floor and 938 square feet on the second floor. The project site is addressed as 60 Miramar Lane, located south of the U.S. Highway 101 and immediately to the west of the Miramar Hotel project. The property is a 0.22-acre parcel zoned 15-R-1 and is shown as Assessor Parcel Number 009-344-008, which is in the Montecito Community Plan area, First Supervisorial District.

ACTION: **Acknowledged waived public hearing. No action was taken.**

XIII. **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 Planning and Development and Public Works Departments on rebuilding after the Thomas Fire and January Mudslides. No action was taken.**

2. **17GPA-00000-00004** **Santa Barbara County Coastal Resiliency**
17ORD-00000-00015 **Project – Local Coastal Program (LCP) Amendment** **Countywide**
Exempt, CEQA Guidelines Sections 15250, 15251(f) Allen Bell, Supervising Planner (805) 568-2056
Selena Evilsizor, Planner (805) 568-3577

Hearing on the request of the Planning and Development Department (P&D) that the Montecito Planning Commission:

- a) **17GPA-00000-00004.** Adopt a Resolution recommending that the County Planning Commission adopt a Resolution recommending that the Board of Supervisors adopt a Resolution (Case No. 17GPA-00000-00004) amending Chapter 3, The Resource Protection and Development Policies, and Appendix A, Definitions of the Coastal Land Use Plan; and adding a new Appendix J, Coastal Hazards Screening Map; and
- b) **17ORD-00000-00015.** Adopt a Resolution recommending that the County Planning Commission adopt a Resolution recommending that the Board of Supervisors adopt an Ordinance (Case No. 17ORD-00000-00015) amending the Coastal Zoning Ordinance to add new text to Division 2, Definitions; and to revise existing and add new development standards to Division 3, Development Standards, Section 35-61, Beach Development, and Section 35-67, Bluff Development; Division 5, Overlay Districts, Section 35-97.19, Development Standards for Stream Habitats; Division 10, Nonconforming Structures and Uses, Section 35-162, Nonconforming Buildings and Structures, and add a new Appendix I, Technical Guidelines for Preparation of a Coastal Hazard Report.

The policies and development standards within this Local Coastal Program (LCP) Amendment (Coastal Land Use Plan and Coastal Zoning Ordinance amendments) are intended to prepare for, mitigate, and respond to future hazards resulting from sea level rise.

ACTION: Continued the item to the hearing of June 20, 2018.

Newman/Keller Vote: 4-0
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

Jeff Wilson
Secretary to the Montecito Planning Commission