



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of May 17, 2017
9:00 a.m.

SUSAN KELLER, CHAIR
J'AMY BROWN, 1ST VICE-CHAIR
CHARLES NEWMAN
DONNA SENAUER
DAN EIDELSON

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, Susan Keller.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present. Individual Commissioners provided information on their background and involvement in the community.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** Darlene Bierig commented on the amount of time she has to wait for her scheduled intake appointment for an accessory dwelling unit permit, and asked the Commission for their assistance. Denise Spangler Adams spoke to the need for additional staff to enforce project conditions approved by the Montecito Planning Commission, particularly as they pertain to the Monte Vista subdivision.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Newman attended the Montecito Water District board meeting of May 16. Commissioner Senauer attended the City of Santa Barbara open house of May 2 regarding the proposed roundabout at Los Patos Way, Channel Drive, and E. Cabrillo Boulevard, bike lane, and replacement of the existing Union Pacific Railroad Bridge, the Community Environmental Council breakfast meeting of May 3 regarding climate change, the Montecito Water District operations committee meeting of May 8, the Montecito Sanitary District board meeting of May 8 regarding accessory dwelling units, the California Coastal Commission meeting of May 11, and Montecito Water District board meeting of May 16. Commissioner Eidelson attended the Montecito Association board meeting of May 9.
- IX. **MINUTES:** The Minutes of April 12, 2017 and April 18, 2017 were considered as follows:
ACTION: **Approved the Minutes of April 12, 2017, as amended.**
Brown/Senauer **Vote: 4-0-1 (Eidelson abstained)**

ACTION: Approved the Minutes of April 18, 2017, as amended.

Brown/Newman Vote: 4-0-1 (Eidelson abstained)

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

XI. **STANDARD AGENDA:**

1. **16MOD-00000-00005 Stark Pool Cabana 1775 San Leandro Lane**
Exempt, CEQA Guidelines Sections 15305(a) Anne Almy, Supervising Planner (805) 568-2053
Sean Stewart, Planner (805) 568-2517

Hearing on the request of Jennifer Siemens of Siemens Planning, agent for the property owner, Julie Anne Stark, to consider Case No. 16MOD-00000-00005 [application filed on November 18, 2016] for a Modification to allow a reduced front yard setback of 16'-6" from the right-of-way for the construction of a pool cabana in compliance with Section 35-179 of the Article II Coastal Zoning Ordinance on property zoned I-E-1; and to accept the CEQA Exemption pursuant to Section 15305(a) [Minor Alterations in Land Use Limitations] of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel No. 007-340-003, located at 1775 San Leandro Lane, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Newman/Senauer Vote: 5-0
10 day appeal period; fee required.

ACTION: Requested that staff consider Policy CIRC-M-1.8 and Development Standard CIRC-M-1.8.1 in relation to the existing cobblestone path along the right of way of San Leandro Lane adjacent to the lot in the context of the associated Coastal Development Permit and that the issue be raised before the Montecito Board of Architectural Review.

Brown/Senauer Vote: 5-0
Appeal process not applicable.

2. **16APL-00000-00023 Zissler Appeal of the Saville New Residence 565 Picacho Lane**
Exempt, CEQA Guidelines Section 15303 Anne Almy, Supervising Planner (805) 568-2053
Mark Friedlander, Planner (805) 568-2046

Hearing on the request of Grokenberger & Smith, agent for the appellants, James and Ellen Zissler, to consider Case No. 16APL-00000-00023 [application filed on December 1, 2016] to appeal the Director's approval of Case No. 16LUP-00000-00017, in compliance with Chapter 35.492.040 of the Montecito Land Use and Development Code, on a property located in the 2-E-1 zone district. The application involves Assessor Parcel No. 011-180-021, located at 565 Picacho Lane, in the Montecito area, 1st Supervisorial District.

ACTION: Denied the appeal, made the required findings for approval, determined the project to be exempt from CEQA, and granted *de novo* approval of the project, Case No. 16LUP-00000-00017.

Brown/Newman Vote: 4-0 (Eidelson recused)
10 day appeal period; fee required.

	16ORD-00000-00015	Accessory Dwelling	
3.	16ORD-00000-00016	Units Ordinance Amendments	Montecito
	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 and 4/12/17)

ACTION: Made the required findings for approval, including CEQA findings, recommended that the Board of Supervisors determine that 16ORD-00000-00015 is categorically exempt from CEQA and that 16ORD-00000-00016 is statutorily exempt from CEQA, adopted Resolutions recommending that the Board of Supervisors approve Case No. 16ORD-00000-00015 and that the County Planning Commission adopt a Resolution recommending that the Board of Supervisors approve Case No. 16ORD-00000-00016.

Brown/Senauer **Vote: 4-1 (Newman no)**
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

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