



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of May 18, 2016  
9:00 a.m.

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MICHAEL PHILLIPS, CHAIR  
JACK OVERALL, 1<sup>ST</sup> VICE-CHAIR  
JOSEPH COLE, 2<sup>ND</sup> VICE CHAIR  
SUSAN KELLER  
J'AMY BROWN

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 (CSBTB) 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 CSBTB Channel 20. This hearing will also be streamed live on CSBTB's website at <https://www.countyofsb.org/ceo/csbtv/livestream.sbc> and digitally archived at <http://www.countyofsb.org/ceo/csbtv/archives.sbc>*

### **ADMINISTRATIVE AGENDA:**

- I. **HEARING CALLED TO ORDER:** by Chair, Michael Phillips.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** By David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown reported that she attended the Amgen Tour as it came through town yesterday, which was routed through the Montecito area.
- IX. **MINUTES:** The Minutes of May 2, 2016 were considered as follows:  
**ACTION:** **Approved the Minutes of May 2, 2016, as revised.**  
**Cole/Keller** **Vote: 4-0-1 (Phillips abstained)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- XI. **STANDARD AGENDA:**  
**14RVP-00000-00005**  
**14CUP-00000-00002** **Casa Dorinda Master Plan**  
**1. 15GOV-00000-00004** **Conditional Use Permit Revision** **300 Hot Springs Road**  
**15NGD-00000-00003** **Alex Tuttle, Supervising Planner (805) 884-6844**  
**Joyce Gerber, Planner (805) 568-3518**

Hearing on the request of Steve Welton, agent for the applicant, to consider the following:

- a) **14RVP-00000-00005** [application filed on January 14, 2014] for a revision to Casa Dorinda's existing Conditional Use Permit (90-CP-01 as revised by 90-CP-091 RV01 and 07AMD-00000-00002) and update to its Master Plan to allow demolition, remodeling, and new construction to add 31 (net) residential units, a new dining facility (i.e. grill), and underground garage; reconfigure the trash/recycling/green waste area; reconfigure an existing driveway and bridge; reconfigure and enlarge the dedicated open space; and eliminate or modify certain conditions, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on property zoned 2-E-1 and 5-E-1;
- b) **14CUP-00000-00002** [application filed on January 14, 2014] for (1) construction of a new entry gate exceeding six feet in height and gateposts exceeding eight feet in height within the front setback, and (2) construction of two new sound attenuation walls exceeding six feet in height within the side setbacks, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code;
- c) Hearing on the request of the County of Santa Barbara General Services Department, Real Estate Division, to consider Case No. **15GOV-00000-00004** to determine that the proposed land exchange and offer-to-dedicate of the Casa Dorinda open space and trails easements are in conformance with the Comprehensive Plan, including the Montecito Community Plan, pursuant to Government Code Section 65402(a);

and to adopt the Negative Declaration (15NGD-00000-00003) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetic/Visual Resources, Air Quality, Biological Resources, Geologic Processes, Historic Resources, Land Use, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and online at: <http://www.sbcountyplanning.org/projects/14RVP-00005CasaDorinda/index.cfm>. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves Assessor Parcel Nos. 009-640-001 and 009-070-057, located at 300 and 302 Hot Springs Road, in the Montecito area, First Supervisorial District. (Continued from 10/21/15, 12/03/15, 12/16/15, and 5/2/16)

**ACTION:** Made the findings for denial, including CEQA findings, determined that the denial of the project is exempt from CEQA, and denied the project, Case No. 14CDH-00000-00014.

**Brown/Keller**                      **Vote: 4-0 (Phillips recused)**  
**10 day appeal period; fee required.**

2. **Montecito Project Report**

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Dianne Black, Assistant Director (805) 568-2086

The Montecito Planning Commission will receive a report on projects in the Montecito area, including updates regarding the Biltmore and Miramar projects.

**ACTION:** The Montecito Planning Commission received a report on projects in the Montecito area by Dianne M. Black. No action was taken.

**3. 16APL-00000-00001 Olive Mill Trust Private Water Well Appeal 1169 Hill Road**  
**Exempt, CEQA Guidelines Section 15207 Alex Tuttle, Supervising Planner (805) 884-6844**  
**J. Ritterbeck, Planner (805) 568-3509**

Hearing on the request of Susan Petrovich, attorney for the applicant, Michael Hair, to consider Case No. 16APL-00000-00001 [application filed on December 28, 2015] for an appeal of the Planning and Development Director's denial of a Coastal Development Permit, Case No. 15CDP-00000-00099 to allow construction of a new private water well, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1. The application involves AP No. 009-352-038, located at 1169 Hill Road, in the Montecito Community Plan area, First Supervisorial District.

**ACTION: Continued the item to the hearing of July 20, 2016, with staff to return with findings for approval and CEQA exemption.**

**Cole/Phillips Vote: 3-1 (Keller no, Brown absent)**  
**Appeal process not applicable.**

**4. 16ORD-00000-00007 2015-2023 Housing Element Implementation: Countywide**  
**16ORD-00000-00008 Design Residential (DR) Zone Modifications**  
**Exempt, CEQA Guidelines Sections 15061(b)(3) and 1526 Allen Bell, Supervising Planner (805) 568-2056**  
**Ryan Cooksey, Planner (805) 884-6836**

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

- a) **16ORD-00000-00007.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00007) amending Division 35.2, Montecito Zones and Allowable Land Uses, and Division 35.3, Montecito Site Planning and Other Project Standards, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, as set forth in Attachment C, to amend the maximum height limit, maximum site coverage, minimum open space (and definition thereof) requirements, and parking requirements of affordable, senior, and special needs housing developments in the Design Residential zone;
- b) **16ORD-00000-00008.** Recommend that the County Planning Commission recommend that the Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00008) amending Division 4, Zoning Restrictions, and Division 6, Parking Regulations, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, as set forth in attachment F, to amend the maximum height limit, maximum site coverage, minimum open space (and definition thereof) requirements, and parking requirements of affordable, senior, and special needs housing developments in the Design Residential zone; and

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

**ACTION: Made findings for approval, including CEQA findings; Recommended that the Board of Supervisors determine that this project is exempt from CEQA; Adopted Resolutions recommending that the Board of Supervisors approve Case Nos. 16ORD-00000-00007 and 16ORD-00000-00008, with revisions to the staff report.**

**Cole/Keller Vote: 3-1 (Overall no, Brown absent)**  
**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](http://www.sbcountyplanning.org)**

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Dianne M. Black  
Secretary to the Montecito Planning Commission

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