



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of May 21, 2014  
9:00 a.m.

DANIEL EIDELSON, CHAIR  
J'AMY BROWN, 1<sup>st</sup> VICE CHAIR  
MICHAEL PHILLIPS, 2<sup>nd</sup> VICE CHAIR  
JACK OVERALL  
SUE BURROWS

Santa Barbara County  
Board of Supervisors Hearing Room  
105 East Anapamu Street, 4<sup>th</sup> Floor  
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.*

### ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, Dan Eidelson
- 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 attended the Montecito Association Land Use Committee meeting of May 6 and the Montecito Board of Architectural Review meeting of April 21. Commissioner Burrows reported that there is a new non-profit in Montecito called the Montecito Historical Archives, which will serve as a repository for local historical documents and is charged with providing education to the public, and that she attended their kick-off meeting.
- IX. **INTENT TO WAIVE A PUBLIC HEARING:**

**14CDH-00000-00005**

**Olive Mill Trust Well**

**1169 Channel Drive**

Anne Almy, Supervising Planner (805) 568-2053  
J. Ritterbeck, Planner (805) 568-3519

The proposed project is for a Coastal Development Permit to allow for the construction of a new water well to be used for onsite irrigation. The parcel will continue to be served by the Montecito Water District, the Montecito Fire Department, and Montecito Sanitary District. Access to the site will continue to be provided off of Channel Drive. The property is a 0.88-acre parcel zoned 20-R-1 and shown as AP No. 009-352-038, located at 1169 Channel Drive in the Montecito Community Plan area, First Supervisorial District.

**ACTION: Acknowledged intent to waive public hearing.**

**Appeal process not applicable.**

X. **MINUTES:** The Minutes of February 19, 2014 and April 16, 2014 were considered as follows:

**ACTION: Approved the Minutes of February 19, 2014.**

**Burrows/Overall Vote: 3-0-2 (Burrows and Phillips abstained)**

**ACTION: Approved the Minutes of April 16, 2014 (Items #1-#3).**

**Phillips/Brown Vote: 4-0-1 (Overall abstained)**

**ACTION: Approved the Minutes of April 16, 2014 (Item #4).**

**Burrows/Phillips Vote: 3-0-2 (Overall and Brown abstained)**

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

XI. **STANDARD AGENDA:**

<b>1.</b>	<b>13CUP-00000-00009</b>	<b>Crown Castle DAS Montecito Inland</b>	<b>Montecito</b>
	<b>14NGD-00000-00004</b>	Zoraida Abresch, Supervising Planner (805) 884-8051 Megan Lowery, Planner (805) 568-2517	

Hearing on the request of Sharon James, agent for applicant, Crown Castle to consider Case No. 13CUP-00000-00009, [application filed on April 23, 2013] for a Conditional Use Permit allowing the installation of 18 new telecommunications facilities as part of a distributed antenna system network, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on properties zoned 1-E-1, 2-E-1, 5-E-1, and RMZ-40; and to adopt the Negative Declaration 14NGD-00000-00004 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: aesthetics/visual resources, biological resources, cultural resources, noise, and transportation/circulation. The application involves inland County rights-of-way (no assigned Assessor Parcel Numbers), in the Montecito area, First Supervisorial District.

**ACTION: Made the required findings for denial, including CEQA findings; Determined the project denial to be exempt from CEQA; and denied the project, Case Nos. 13CUP-00000-00010 and 14CDP-00000-00002.**

**Brown/Eidelson Vote: 3-0 (Burrows/Phillips absent)  
10 day appeal period; fee required**

<b>2.</b>	<b>13CUP-00000-00010</b>	<b>Crown Castle DAS Montecito Coastal</b>	<b>Montecito</b>
	<b>14NGD-00000-00004</b>	Zoraida Abresch, Supervising Planner (805) 884-8051 Megan Lowery, Planner (805) 568-2517	

Hearing on the request of Sharon James, agent for applicant, Crown Castle to consider Case Nos. 13CUP-00000-00010 and 14CDP-00000-00002, [applications filed on April 23, 2013 and ] for a Conditional Use Permit and Coastal Development Permit allowing the installation of nine new telecommunications facilities as part of a distributed antenna system network, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on properties zoned 1-E-1, 3-E-1, 20-R-1, DR-10, and AG-I-5; and to adopt the Negative

Declaration 14NGD-00000-00004 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: aesthetics/visual resources, biological resources, cultural resources, noise, and transportation/circulation. The application involves inland County rights-of-way (no assigned Assessor Parcel Numbers), in the Montecito area, First Supervisorial District.

**ACTION:** Made the required findings for denial, including CEQA findings; Determined the project denial to be exempt from CEQA; and denied the project, Case No. 13CUP-00000-00009.

**Overall/Brown**

**Vote: 3-0 (Burrows/Phillips absent)  
10 day appeal period; no fee required (Coastal Zone)**

**3. 14GPA-00000-00008 Housing Element Update Process Review Countywide**

David Lackie, Deputy Director (805) 568-2023  
Allen Bell, Supervising Planner (805) 568-2056  
Brett McNulty, Planner (805) 884-8060

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

1. Provide comments to the County Planning Commission and the Board of Supervisors on key issues and proposed programs as part of the initial steps to update the Housing Element of the County's Comprehensive Plan.

**ACTION:** Received and reviewed the staff report, and provided comments to the County Planning Commission and the Board of Supervisors on key issues and proposed programs before staff completes and submits the draft 2015-2013 Housing Element to the California Department of Housing and Community Development (HCD) for preliminary review pursuant to Government Code sections 65580 to 65589.8.

**Brown/Burrows**

**Vote: 5-0  
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](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Montecito Planning Commission