



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of June 21, 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.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** Denise Spangler Adams spoke to the effect that the passage of AB 352, regarding efficiency units, may have on the Montecito community.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioners Newman, Eidelson, and Senauer attended the Montecito Association Land Use Committee meeting of June 6. Commissioner Senauer also attended the June 5 Montecito Water District strategic planning and operations committees meetings, the State Lands Commission informational meeting of June 7 regarding the capping of Becker Well and other wells, and the June 15 State Lands Commission town hall meeting regarding Platform Holly and quitclaims to the state from Venoco. Commissioner Brown and Chair Keller congratulated the Montecito Fire Protection District on their 100th anniversary. The Commission also noted that today there will be a dedication commemorating the designation of the Gaviota Coast as a California scenic highway today, and that the Santa Barbara Trails Council will be holding a fundraiser tonight to raise money to preserve the Gaviota Coast. Chair Keller encouraged the public to attend the Village 4th this year, which features a parade and pancake breakfast served by members of the fire protection district.
- IX. **MINUTES:** The Minutes of May 10, 2017 and May 17, 2017 were considered as follows:
ACTION: **Approved the Minutes of May 10, 2017**

Senauer/Newman

Vote: 3-0-2 (Brown, Eidelson abstained)

ACTION: Approved the Minutes of May 17, 2017, as revised.

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

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

XI. **STANDARD AGENDA:**

1. **16VAR-00000-00003 Myers Dwelling Variance 1225 E. Valley Road**

**Exempt, CEQA Guidelines Sections 15302 & 15305(a) Alex Tuttle, Supervising Planner (805) 884-6844
Sean Herron, Planner (805) 568-3510**

Hearing on the request of Teri Malinowski, agent for the owner Mary Elizabeth Myers, to consider Case No. 16VAR-00000-00003 [application filed on October 7, 2016] for a Variance under Section 35.472.180 of the Montecito Land Use and Development Code to allow for reduced side setback and modified parking requirements; and to determine the project is exempt from CEQA pursuant to Sections 15302 and 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel No. 009-030-006, located at 1225 East Valley Road in the Montecito Community Plan area, First Supervisorial District.

ACTION: Motion to adopt staff recommendation with revisions to the Conditions of Approval.

**Newman/Eidelson Vote: 2-3*
*Motion fails**

ACTION: Motion to continue the item to the hearing of September 20, 2017, in order to allow time for the project to receive comment by the Historic Landmarks Advisory Commission and have architectural historians Ray Harthorn and/or Pamela Post attend the hearing to provide input on the potential historical status of the partially demolished dwelling on the subject property.

**Brown/Senauer Vote: 2-3*
*Motion fails**

ACTION: Motion to adopt staff recommendations and approve the project.

**Newman/Eidelson Vote: 2-3*
*Motion fails**

ACTION: Approved the project with revisions to the Conditions of Approval

**Brown/Newman Vote: 4-1 (Senauer no)
10 day appeal period; fee required.**

2. **Montecito Planning Commission Retreat**

Dianne Black, Assistant Director (805) 568-2000

- a) Brown Act
- b) CEQA Updates

- c) Mission of the Montecito Planning Commission
- d) Montecito Planning Commission Process and Procedures
- e) Roles of the Montecito Planning Commission – permit items, appeals, recommending body on legislative actions
- f) Role of the Montecito Planning Commission with respect to Special Districts
- g) P&D Staff function and role with respect to the Montecito Planning Commission
- h) Department Review Structure – what happens before and after the Montecito Planning Commission sees a project?
- i) Enforcement/Compliance with MPC decisions
- j) Difference between a Substantial Conformity Determination, Amendment, Revision
- k) Sustainability – Ways for the MPC to encourage applicants

ACTION: The Montecito Planning Commission participated in a retreat with staff from Planning and Development, County Counsel, and the First Supervisorial District. 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

Dianne M. Black
Secretary to the Montecito Planning Commission