



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of July 18, 2018
9:00 a.m.

JOE COLE, CHAIR
CHARLES NEWMAN, 1ST VICE-CHAIR
DONNA SENAUER, 2ND VICE-CHAIR
SUSAN KELLER
BOB KUPIEC

Santa Barbara County
Planning Commission Hearing Room
123 East Anapamu Street, Room 17
Santa Barbara, CA 93101
(805) 568-2000 (Planning & Development)

MONTECITO BOARD OF ARCHITECTURAL REVIEW

* **The Montecito Board of Architectural Review will be participating only on Items #2 and #3**

JOHN WATSON, CHAIR
THIEP CUNG, VICE-CHAIR
CLAIRE GOTTSANKER
SAM MAPHIS
DAVE MENDRO
DON SHARPE

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. **ADMINISTRATION OF OATH OF OFFICE TO NEWLY APPOINTED COMMISSIONER BOB KUPIEC**
- IV. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- V. **ROLL CALL:** All Commissioners were present.
- VI. **AGENDA STATUS REPORT:** by Jeff Wilson.
- VII. **PROJECTION REPORT:** by Jeff Wilson.
- VIII. **PUBLIC COMMENT:** Jason Dominguez, Santa Barbara City Council, introduced himself and stated that he would like to establish a greater relationship between agencies.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Kupiec attended the recent community meeting at the Montecito Union School regarding flood plain maps. Commission Newman attended the Montecito Association Land Use Committee meeting on July 3, and watched online videos of the various community meetings held since the last

Montecito Planning Commission hearing. Commissioner Senauer attended the July 11 community meeting at Montecito Union School, a site visit at the Casa Dorinda open space on July 12, an educational program regarding steelhead at the Faulkner Gallery on June 21, the May 23 Montecito Association meeting, and a July 5 site visit at Gobernador debris basin with Chair Cole and Jon Frye. Commissioner Keller attended the first safe landscaping and erosion control workshop on May 30 at Montecito Covenant Church and the Montecito 4th of July pancake breakfast and parade, where the first responders were honored and included in the parade. Chair Cole attended recent FEMA and community meetings, the joint hearing that Senator Jackson and Assemblywoman Limon held.

X. **MINUTES:** The Minutes of May 16, 2018 were considered as follows:

ACTION: **Approved the Minutes of May 16, 2018, as revised.**

Keller/Newman **Vote: 4-0-1 (Kupiec abstained)**

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

XII. **PROJECTS STATUS UPDATE:** The Montecito Planning Commission received an update on the status of projects previously reviewed by the Commission.

XIII. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1. 14RVP-00000-00005 Casa Dorinda Open Space Management Plan Annual Status Report 300 Hot Springs Road
Alex Tuttle, Supervising Planner (805) 884-6844
Joyce Gerber, Planner (805) 568-3518

The Montecito Planning Commission receive and file the May 3, 2018 Annual Status Report, as required by Condition #14 of the approved Casa Dorinda Master Plan Conditional Use Permit project, Case no. 14RVP-00000-00005. Casa Dorinda is located on Assessor Parcel Nos. 009-640-013 and 009-640-014, located at 300 Hot Springs Road, in the Montecito area, First Supervisorial District.

ACTION: **Received and filed the May 3, 2018 Annual Status Report; requested staff to return with a report regarding any compliance issues regarding the use of herbicides, as well as information on the status of existing trees post debris-flow.**

Cole/Keller **Vote: 5-0**
Appeal process not applicable.

XIV. **STANDARD AGENDA:**

1. Thomas Fire and January Debris Flow 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 Debris Flow.

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. FEMA Post 1/9/2018 Debris Flow Recovery Maps Workshop with MBAR

The Montecito Planning Commission and the Montecito Board of Architectural Review will participate in a workshop regarding the FEMA post 1/9/2018 Debris Flow Recovery Maps with Planning and Development and Public Works Department staff.

ACTION: The Montecito Planning Commission and the Montecito Board of Architectural Review participated in a workshop with Planning and Development and Public Works staff regarding the FEMA post 1/9/2018 Debris Flow Recovery Maps. No action was taken.

ACTION: The Montecito Board of Architectural Review adjourned their meeting at 12:36 p.m.

**Gottsdanker/Sharpe Vote: 5-0 (Cung absent)
Appeal process not applicable.**

3. Brown Act Training

The Montecito Planning Commission and the Montecito Board of Architectural Review will receive a Brown Act Training from County Counsel.

ACTION: The Montecito Planning Commission received a Brown Act Training from County Counsel. No action was taken.

**4. 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. (Continued from 5/16/18)

ACTION: Made the findings for approval, including CEQA findings and recommended that the County Planning Commission recommend that the

Board of Supervisors adopt the findings for approval; recommended that the County Planning commission recommend that the Board of Supervisors determine that this project to be statutorily exempt from CEQA; and adopted a resolution recommending that the County Planning Commission recommend that the Board of Supervisors adopt a resolution (Case No. 17GPA-00000-00004), with revisions to the Coastal Land Use Plan and Article II.

**Cole/Newman Vote: 4-0 (Kupiec 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

Jeff Wilson
Secretary to the Montecito Planning Commission