



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of August 19, 2015
9:00 a.m.

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

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 <http://www.countyofsb.org/ceo/csbtv.aspx?id=1558> and digitally archived at <http://www.countyofsb.org/ceo/media02.aspx>*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, J' Amy Brown.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by Sharon Foster.
- 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:** Richard Shaikewitz, President of the Montecito Water District, introduced new board member Charles Newman to the Commission. Commissioner Keller requested further updates from the Montecito Water District. Chair Brown thanked outgoing general manager Tom Mosby for his service to the community. Denise Spangler Adams commented that she lives in a high fire area, and that she is not being served by the Montecito Water District.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Chair Brown attended the Joint Chairs meeting of July 20, and was recently contacted about jet skis in the area of the Miramar Hotel project. She was put in touch with the Community Services Department director. As there is no lifeguard stationed in the area, the best recourse residents have is to call the Sheriff's Department. However, Mr. Langlands did speak to the jet ski purveyors located in the City of Santa Barbara's harbor and made them aware of existing ordinances regarding jet ski use. She also reported that a very large pump was installed on Picacho Lane for fire suppression for a large home, and encourages local special districts and service people to keep safety and visual ambiance in mind. Chair Brown also received a telephone call regarding water drilling in which drilling was occurring around the clock. Environmental Health Services of the Public Health Department has indicated that they can't attach conditions to any permits given their ministerial nature. She has also been receiving phone calls regarding a large development near the highway, and this has been permitted by the State Housing and Community Development Agency due to their location in a mobile home park. The American Planning Association is holding an additional seven week seminar, and for those interested in attending should contact Jay Higgins at jay@higginsland.com.

Commissioner Keller attended a special meeting of the Montecito Fire Protection board on July 22. The board is currently accepting applications for Director, and the deadline is August 31.

- IX. **INTENT TO WAIVE A PUBLIC HEARING:** *The County of Santa Barbara intends to waive the required public hearing for the proposed Coastal Development Permit unless a written request for such hearing is submitted to the Planning and Development Department by 5:00 p.m. on August 20, 2015. All requests for a hearing must be submitted to Santa Barbara County, Planning and Development Department, 123 E. Anapamu Street, Santa Barbara, CA 93101, Attention: Sean Herron or faxed to 805-568-2030. NOTE: Failure by a person to request a public hearing may result in the loss of that person's ability to appeal any action taken by the County of Santa Barbara.*

15CDH-00000-00005 Zacara LLC Jujitsu Accessory Structure 1104 Channel Drive

Alex Tuttle, Supervising Planner (805) 884-6844
Sean Herron, Planner (805) 568-3510

The project proposed project for a Coastal Development Permit to allow for the development of a 525 square foot accessory structure (a jujitsu dojo building), as measured from wall exteriors. The proposed accessory structure would be approximately 23 ¾ ft. wide by 23 ¾ ft. deep, and 14 ½ ft. tall at the ridge of the double-hipped roof, and be situated approximately 10 ft. 3 in. from the western property line, and 77 ft. from the southern property line. The proposed accessory structure would have two single pocket doors, one double sliding door, one skylight, and no windows. The property is a 1.12 acre parcel zoned 1-E-1 and shown as AP No. 009-352-037, located at 1104 Channel Drive in the Montecito Community Plan area, First Supervisorial District.

ACTION: Acknowledged intent to waive public hearing. No action was taken.

- X. **MINUTES:** The Minutes of July 15, 2015 were considered as follows:

ACTION: Continued review of the Minutes of July 15, 2015 to the hearing of September 16, 2015.

Keller/Cole Vote: 4-0-1 (Overall abstained)

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

- XII. **STANDARD AGENDA:**

1. **Community Wildfire Protection Plan Briefing** **Montecito**

The Montecito Planning Commission will receive a briefing on community wildfire protection from the Montecito Fire Protection District.

ACTION: The Montecito Planning Commission received a briefing from Montecito Fire Protection District regarding community wildfire protection. No action was taken.

2. **Highway 101 Briefing** **Montecito**

Matt Dobberteen, Public Works (805) 568-3576

The Montecito Planning Commission will receive a briefing on Highway 101 from Matt Dobberteen, Public Works Department.

ACTION: The Montecito Planning Commission received a briefing from Matt Dobberteen, Public Works Department, regarding Highway 101. No action was taken.

3. **14CDH-00000-00040**
14CDH-00000-00041 Kane Trust Private Water Wells 1055 Fairway Road
Exempt, CEQA Guidelines Sections 15270 Alex Tuttle, Supervising Planner (805) 884-6844
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Denise Allec, agent for the applicants, Lonnie and Karen Kane, to consider Case No. 14CDH-00000-00040 [application filed on December 19, 2014] and Case No. 14CDH-00000-00041 [application filed on December 22, 2014] for two Coastal Development Permits in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned I-E-1, to allow construction of a new private water well on each of the common-ownership lots. The application involves AP Nos. 009-283-020 and 009-283-013, located at 1055 Fairway Road, in the Montecito area, First Supervisorial District. (Continued from 4/15/15 and 7/22/15)

ACTION: Continued the item to the hearing of November 18, 2015, at the request of the applicant.

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

4. **15ORD-00000-00013 2015 Housing Element**
13ORD-00000-00014 Implementation Ordinance Amendment Montecito
Exempt, CEQA Guidelines Sections 15061(b)(3), Dianne Black, Assistant Director (805) 568-2000
15265 Noel Langle, Planner (805) 568-2067

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

- a) **15ORD-00000-00013.** Adopt a recommendation to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 15ORD-00000-00013) 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 35.7, 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; and
- b) **15ORD-00000-00014.** Adopt a recommendation to the County Planning Commission that they recommend to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 15ORD-00000-00014) amending Division 1, In General, Division 2, Definitions, Division 7, General Regulations, and Division 12, Administration, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code;

The proposed ordinance amendments revise existing procedures and regulations and add new procedures and regulations in order to implement the following programs contained in the 2015 - 2023 Housing Element Update as adopted by the Board of Supervisors on February 3, 2015:

- Program 1.10: State Density Bonus Law Consistency Amendments.
- Program 2.3: Farmworker Employee Housing Law Consistency Amendments.
- Program 2.5: Fair and Safe Special Needs Housing.
- Program 2.7: Definition of Family.

The proposed ordinances also make other minor corrections and language revisions that do not materially change the existing regulations and serve only to clarify or correct existing language as well as delete language that only applies within the Coastal Zone.

15ORD-00000-00013

ACTION: Made findings for approval, including CEQA findings, and recommended that the Board of Supervisors make the required findings for approval of the proposed amendment; Recommended to the Board of Supervisors that they determine that the adoption of this ordinance is categorically exempt from CEQA; and adopted a Resolution recommending that the Board of Supervisors adopt Case No. 15ORD-00000-00013, revising the definition of “Family.”

15ORD-00000-00014

ACTION: Made findings for approval, including CEQA findings, and recommended that to the County Planning Commission that they make the findings for approval and recommend that the Board of Supervisors make the required findings for approval of the proposed amendment; Recommended to the County Planning Commission that they recommend to the Board of Supervisors that they determine that the adoption of this ordinance is statutorily exempt from CEQA; and adopted a Resolution recommending that the County Planning Commission adopt a Resolution recommending that the Board of Supervisors adopt Case No. 15ORD-00000-00014, revising the definition of “Family.”

Cole/Overall

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

Dianne M. Black
Secretary to the Montecito Planning Commission