



# COUNTY OF SANTA BARBARA

## MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of August 25, 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  
Planning Commission Hearing Room  
123 East Anapamu Street, Room 17  
Santa Barbara, CA 93101  
(805) 568-2000 (Planning & Development)

**TV COVERAGE ANNOUNCEMENT:** *The special hearing of August 25, 2014 will be televised live on County 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 this special hearing will be on Wednesday, August 27, 2014 at 5:00 p.m. and Saturday, August 30, 2014 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, 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 July 25 Pearl Chase Society meeting, the August 5 Montecito Association land use committee meeting, and the August 11 Montecito Board of Architectural Review meeting. She also acknowledged Kellam de Forest for his helpful comments to the Board of Supervisors regarding the Crown Castle project, and also acknowledged the passing of Dallas Clark.
- IX. **MINUTES:** The Minutes of July 16, 2014 and July 24, 2014 were considered as follows:  
  
**ACTION:** **Approved the July 16, 2014.**  
**Burrows/Overall** **Vote: 4-0-1 (Brown abstained)**  
  
**ACTION:** **Approved the July 24, 2014, as revised.**  
**Overall/Burrows** **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.

VI. **STANDARD AGENDA:**

1. **13LLA-00000-00002 Phillipides Lot Line Adjustment 740 Arcady Road/  
310 Eucalyptus Hill Road**  
Exempt, CEQA Guidelines Section 15270 Anne Almy, Supervising Planner (805) 568-2053  
Jennifer Siemens, Planner (805) 568-2000

Hearing on the request of Syndi Souter, agent for the owners, Craig Hawker and Athena Phillipides, to consider Case No. 13LLA-00000-00002, [application filed on April 30, 2013] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35.430.110 of the Montecito Land Use and Development Code to adjust the line between two "lots" of 1.0 acres (existing Parcel 1) and .19 acres (existing Parcel 2) to reconfigure into two lots of .72 and .46 acres, respectively, on property located in the 2-E-1 Zone; and to determine the denial is exempt from CEQ pursuant to Section 15270 of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 013-191-012, located at 740 Arcady Road and 3140 Eucalyptus Hill Road, in the Montecito area, First Supervisorial District.

**ACTION: Continued the item to the hearing of September 17, 2014, at the request of the applicant.**

**Brown/Burrows Vote: 5-0  
Appeal process not applicable.**

2. **14GPA-00000-00003 Energy and Climate Action Plan Countywide**  
14EIR-00000-00003 David Lackie, Interim Deputy Director (805) 568-2023  
Heather Allen, Planner (805) 884-8082

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

- a) **14GPA-00000-00003.** Recommend that the County Planning Commission recommend the Board of Supervisors adopt a Comprehensive Plan amendment to incorporate Policy 8.3 and Research Action 8.3.1 into the Santa Barbara County Comprehensive Plan Energy Element requiring implementation of the ECAP with provisions for monitoring and updating at least every five years; and
- b) **14EIR-00000-00003.** Recommend that the County Planning Commission recommend the Board of Supervisors certify the Environmental Impact Report pursuant to the State Guidelines for Implementation of the California Environmental Quality Act.

**ACTION: Continued the item to the hearing of September 17, 2014, at the request of the Commission.**

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

- 14GPA-00000-00010  
14GPA-00000-00011  
14GPA-00000-00012  
14GPA-00000-00013  
14ORD-00000-00009  
3. **14ORD-00000-00010 Comprehensive Plan and Ordinance Amendments Countywide**  
Exempt, CEQA Guidelines Section 15061(b)(3) and 15265 Measure P2014: Initiative to Ban  
"High-Intensity Petroleum Operations"  
Dianne Black, Assistant Director (805) 568-2000  
Noel Langle, Planner (805) 568-2067

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

- a) **14GPA-00000-00013 and 14ORD-00000-00009.** Adopt a Resolution recommending that the County Planning Commission adopt a Resolution recommending that the Board of Supervisors adopt a Resolution (Case No. 14GPA-00000-00013) and an Ordinance (Case No. 14ORD-00000-00009) amending the Coastal Land Use Plan and the Coastal Zoning Ordinance;
- b) **14GPA-00000-00010, -00011 and -00012.** Adopt a Resolution recommending that the County Planning Commission adopt a Resolution recommending that the Board of Supervisors adopt Resolutions (Case Nos. 14GPA-00000-00010, 00011 & -00012) amending the Agricultural, Conservation and Land Use Elements of the Comprehensive Plan;
- c) **14ORD-00000-00010.** Adopt a Resolution recommending that the Board of Supervisors adopt an Ordinance (Case No. 14ORD-00000-00010) amending Montecito Land Use and Development Code, Section 35-2 of Chapter 35, Zoning, of the Santa Barbara County Code;

and to recommend that the County Planning Commission and the Board of Supervisors determine that this ordinance is exempt from CEQA pursuant to Sections 15061(b)(3) and 15265 of the State Guidelines for the Implementation of the California Quality Act. If approved by the voters, Measure P2014: Initiative to Ban “High-Intensity Petroleum Operations” would become effective within weeks of the November 2014 election. County Counsel’s attached statutory Impartial Analysis describes: that Measure P2014 would generally prohibit land uses in support of many oil and gas production methods; and the three categories of exemptions that Measure P2014 would provide from that general prohibition. Therefore, in order to provide certainty for the community and to reduce litigation risks for the County, the purpose of these amendments is to codify a County process for considering and applying the exemptions stated in Section 5 of Measure P2014; these amendments would become operative only if and immediately upon Measure P2014 becoming effective. In order to implement Measure P2014, Section 6 of Measure P2014 authorizes the Board of Supervisors to amend the Comprehensive Plan and County Code, and to adopt implementing ordinances to further the purposes of Measure P2014. Neither County staff nor County Counsel are taking a position on whether or not the voters should approve Measure P2014.

**ACTION: Made the findings for approval, including CEQA findings; Recommended that the County Planning Commission and Board of Supervisors determine that the project is statutorily exempt from CEQA; Adopted Resolutions 14-21, 14-22, and 14-23, recommending that the County Planning Commission adopt a Resolution recommending that the Board of Supervisors adopt Resolutions amending the Coastal Land Use Plan, the Agricultural Element, Conservation Element, the Land Use Element and Ordinances amending the Coastal Zoning Ordinance and the Montecito Land Use and Development Code.**

Phillips/Brown

Vote: 5-0

Appeal process not applicable.

4.

**Nonconforming Structures/Use Workshop**

**Countywide**

Dianne Black, Assistant Director (805) 568-2000  
Noel Langle, Planner (805) 568-2067

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

1. Receive the information provided in this informational briefing regarding the existing standards that apply nonconforming structures and uses; and,
2. Provide direction regarding potential revisions to the standards.

**ACTION: The Montecito Planning Commission received information from staff regarding the existing standards that apply to nonconforming structures and uses and provided directions to staff regarding potential revisions to those standards. No action was taken.**

The 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