



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of September 21, 2016
9:00 a.m.

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

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>*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Vice-Chair, Jack Overall.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** Commissioner Phillips was absent.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** Victoria Greene announced that there will be a Montecito Water District board candidates' forum hosted by the Montecito Association scheduled for October 20 at 6 p.m. at Montecito Union School. She also announced that November 5 is the Montecito Association Beautification Day.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Cole noted that he appreciated the retreat that the Montecito Planning Commission held at its July hearing, and Commissioner Keller thanked staff for working to consolidate hearings, thus allowing the Commission to be more efficient with its time. Commissioner Overall reported that he attended the August 29 Joint Chairs meeting, and asked staff if there was any way for the Commission to receive copies of MPC action letters sooner after each hearing. He also raised the issue of a joint hearing with the Montecito Board of Architectural Review (MBAR). Commissioner Brown attended the MBAR meeting of September 12, where the board considered several administrative issues such as meeting location and time, arrangement of the agenda, etc. She announced that Casa Dorinda received preliminary approval at this meeting, and that easements for the project were considered by the Board of Supervisors at their September 20 hearing. Commissioner Brown also noted that there will be an announcement to the public regarding the Miramar project in the near future, and she discussed the issue of boat storage in her neighborhood, and unintended consequences of ordinance amendments that the Commission approves.

- IX. **INTENT TO WAIVE A PUBLIC HEARING:** *The County of Santa Barbara has waived the required public hearings for the proposed Coastal Development Permits.*

16CDH-00000-00008 **Horn Addition/Conversion** **128 Santa Elena Lane**
Stephanie Swanson, Planner (805) 568-3319

The project is for a Coastal Development Permit to allow the conversion of an existing, attached 360 square foot (gross) garage to habitable space, a 446 square foot (gross) addition, and an associated interior remodel. The existing single-family dwelling is 1,728 square feet (gross). The driveway associated with the existing garage proposed for conversion would be replaced with 481 square feet of drought-tolerant landscaping. An existing, detached 2-car garage would continue to provide parking for the single family dwelling. A new 12'-0" x 24'-0" pool (288 square feet), to be filled by RMR Water Trucks, is also proposed. The property is a 0.48-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-244-004, located at 128 Santa Elena Lane in the Montecito Community Plan area, First Supervisorial District.

ACTION: **Acknowledged waived public hearing. No action was taken.**

16CDH-00000-00021 **Bonnymede Tree Removal** **1300 Plaza de Sonadores**
Mark Friedlander, Planner (805) 568-2046

The project is for a Coastal Development Permit to allow the removal of an existing senescent Coast Live Oak tree per the recommendation of two consulting arborists due to significant trunk decay. The subject tree is located in the northwest portion of the Bonnymede Shores Complex, along an internal footpath and west of an existing residential structure. No grading or vegetation removal would be required. The property is zoned DR-12 and shown as Assessor's Parcel Number 009-380-009, located at 1300 Plaza de Sonadores in the Montecito Community Plan area, First Supervisorial District.

ACTION: **Acknowledged waived public hearing. No action was taken.**

16CDH-00000-00020 **111414 LLC Alteations** **27 Butterfly Lane**
Mark Friedlander, Planner (805) 568-2046

The project is for a Coastal Development Permit to allow the replacement of an existing metal fence with a 6 foot high CMU wall finished with stucco, the extension of an existing CMU base wall finished with stucco to replace an existing wood fence along the western property line and exterior renovations to an existing single-family dwelling of approximately 6,981 square feet. The proposed exterior renovations would include: replacement of doors and windows on the south and east elevations of the residence, removal of a chimney on the south elevation of the residence, and new steel and glass windows to replace existing wood windows on the west elevation of the residence. No additional square footage is proposed. No earthwork and no tree/vegetation removal would be required with project implementation. The property is a 0.60-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-036, located at 27 Butterfly Lane in the Montecito Area, First Supervisorial District.

ACTION: **Acknowledged waived public hearing. No action was taken.**

- X. **MINUTES:** The Minutes of July 20, 2016 were considered as follows:

ACTION: **Approved the Minutes of June 20, 2016.**

Brown/Cole **Vote: 4-0 (Phillips absent)**

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

XII. **BUTTERFLY BEACH AND CHANNEL DRIVE OVERNIGHT PARKING:** Chris Sneddon, Public Works Department, presented to the Montecito Planning Commission existing parking regulations along Channel Drive and Butterfly Lane in Montecito. No action was taken.

XIII. **STANDARD AGENDA:**

1. **15LLA-00000-00001**
16CDP-00000-00059 **Wolf/Gruning Lot Line Adjustment** **57/59 Humphrey Road**

Exempt, CEQA Guidelines Section 15305 Alex Tuttle, Supervising Planner (805) 884-6844
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Syndi Souter, agent for property owners Brian Wolf and Michael Gruning, to consider Case No. 15LLA-00000-00001, [application filed on January 20, 2015] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35-134 of Article II, Coastal Zoning Ordinance; and to consider Case No. 16CDP-00000-00059 [application filed August 12, 2016] for a concurrently processed Coastal Development Permit in compliance with Section 35-169.4.3, to adjust the property line between two legal lots of 0.184 acres and 0.164 acres to reconfigure into two lots of 0.158 acres and 0.19 acres, respectively, on property located in the 15-R-1 zone district; and to determine the project is exempt from CEQA pursuant to Section 15305 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcels Nos. 009-331-023 and 009-331-024, located at 59 Humphrey Road (Parcel #1) and 57 Humphrey Road (Parcel #2) in the Montecito Community Plan area, First Supervisorial District.

ACTION: **Approved the project.**

Brown/Keller **Vote: 4-0 (Phillips absent)**
10 day appeal period; no fee required (Coastal Zone)

2. **16CDP-00000-00007**
15CDH-00000-00037
15CDH-00000-00038 **True Horizons Accessory**
15CUP-00000-00032 **Structures and Entry Gate** **1745/1755 Fernald Point Lane**

Exempt, CEQA Guidelines Section 15303(e) Alex Tuttle, Supervising Planner (805) 884-6844
Sean Herron, Planner (805) 568-3510

Hearing on the request of Eva Turenchalk, agent for the owner True Horizons, LLC, to consider Case Nos. 15CUP-00000-00032, 16CDP-00000-00007, 15CDH-00000-00037, and 15CDH-00000-00038 [applications filed on December 3, 2015] for the following:

- a) a Conditional Use Permit in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance and an associated Coastal Development Permits in compliance with Section 35-169 on property zoned 1-E-1 to allow construction of a new entry wall, new stone columns, and a 16-foot wide iron entry gate within the front setback on APN 007-380-024 under Case Nos. 15CUP-00000-00032 and 16CDP-00000-00007;
- b) a Coastal Development Permit with Hearing in compliance with Section 35-169 on property zoned 1-E-1 to allow construction of a new carport and driveway improvements on APN 007-380-024 under Case No. 15CDH-00000-00037;
- c) a Coastal Development Permit with Hearing in compliance with Section 35-169 on property zoned 1-E-1 to allow construction of a new detached garage, new driveway, new motor court, new swimming pool, new pool cabaña, new potting shed, new utility shed, new maintenance shed, new shade structure with seating area, replacement of an existing tennis court with an artificial turf soccer field, demolition of an existing storage shed, new

landscaping, and new hardscaping on APN 007-380-025 under Case No. 15CDH-00000-00038; and

to determine that the project is exempt from CEQA pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel Nos. 007-380-024 and 007-380-025, located at 1745 and 1755 Fernald Point Lane in the Montecito Community Plan area, First Supervisorial District.

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

**Cole/Brown Vote: 3-1 (Keller no; Phillips absent)
10 day appeal period; no fee required (Coastal Zone)**

3. **16CDH-00000-00007 Blagden/Ricks Addition, Pool & Cabana 1206 Channel Drive**
Exempt, CEQA Guidelines Sections 15301(e)(1) & 15303(e) Errin Briggs, Energy Specialist (805) 568-2047
Kathryn Lehr, Planner (805) 568-3560

Hearing on the request of Brian Banks, agent for owners, Catherine Blagden and Mary Ricks, to consider Case No. 16CDH-00000-00007, [application filed on March 16, 2016] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned I-E-1 to allow for the construction of additions to a single family dwelling, a new emergency generator, a new pool cabana, and a new pool and deck; and to determine the project is exempt from CEQA pursuant to Sections 15301(e)(1) 15303(e) and of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel Number 009-352-040, located at 1206 Channel Drive, in the Montecito Community Plan area, First Supervisorial District.

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

**Keller/Brown Vote: 4-0 (Phillips absent)
10 day appeal period; no fee required (Coastal Zone)**

4. **16ORD-00000-00011 Short-Term Rental Ordinance Montecito**
Exempt, CEQA Guidelines Section 15061(b)(3) David Lackie, Supervising Planner (805) 568-2023
Jessica Metzger, Planner (805) 568-3532

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

- a) **16ORD-00000-00011.** Adopt a recommendation to the Board of Supervisors that the Board of Supervisors adopt an ordinance (16ORD-00000-00011) amending Division 35.2, Montecito Zones and Allowable Land Uses, Division 35.3, Montecito Site Planning and Other Project Standards, and Division 35.10, Glossary of the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, to implement new regulations regarding the land use of Short-Term Rentals.

The Ordinance proposes to implement new regulations and other revisions permitting the land use of Short-Term Rentals where other transient lodging uses are also permitted and to prohibit the land use of Short-Term Rentals in Residential, Agricultural, Resource Protection, Industrial, and Special Purpose zone districts in the Santa Barbara County Montecito Land Use and Development Code (MLUDC).

ACTION: Made the required findings for approval, including CEQA findings; Recommended that the Board of Supervisors determine that adoption of the ordinance is exempt from CEQA; and adopted a Resolution

recommending that the Board of Supervisors adopt Case No. 16ORD-00000-00011.

Brown/Cole

Vote: 4-0 (Phillips 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

Dianne M. Black
Secretary to the Montecito Planning Commission