



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of September 26, 2012
9:00 a.m.

DANIEL EIDELSON, 1st VICE CHAIR
CLAIRE GOTTSDANKER, 2nd VICE CHAIR
MICHAEL PHILLIPS
SUE BURROWS, CHAIR
JACK OVERALL

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
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.*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, Sue Burrows.
- 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:** Commissioners Gottsdanker and Eidelson attended the candidates' forum for the Montecito Fire Protection District board, which was moderated by Chair Burrows. The forum will be rebroadcast online on the Santa Barbara News-Press television streaming site.
- IX. **MINUTES:** The Minutes of July 25, 2012 were considered as follows:
ACTION: Approved the Minutes of July 25, 2012
Gottsdanker/Eidelson Vote: 5-0
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.

XI. CONSENT AGENDA ITEMS AND PROCEDURE:

C-1. 12TEX-00000-00025 Sheldon Time Extension 1530 Miramar Beach Drive

Exempt, CEQA Guidelines Sections 15301, 15303, 15304 Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Hearing at the request of Clay Aurell, agent for the owner, Michael Sheldon to consider Case No. 12TEX-00000-00025 [application filed on August 24, 2012] for a one year time extension from the date of project approval for Case No. 11CDH-00000-00002, in compliance with Section 35-169.6.1.a of the Coastal Zoning Ordinance (Article II) on property zoned 7-R-1; and to determine the project remains exempt from environmental review pursuant to Sections 15301, 15303, and 15304 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP. Nos. 009-345-018 and 009-345-020, located at 1530 Miramar Beach Drive, in the Montecito Community Plan area, First Supervisorial District.

ACTION: Dropped the item from the Consent Agenda, at the request of staff.

Eidelson/Overall

Vote: 5-0

Appeal process not applicable.

XII. STANDARD AGENDA:

**Appeal of the Director's and Montecito
Board of Architectural Review's Approval**

**1. 11APL-00000-00023 of the Prescott Single-Family Residence,
11APL-00000-00024 Accessory Structures and Driveway 1492/1496 E. Mountain Dr.**

Exempt, CEQA Guidelines Sections 15303 Kevin Drude, Supervising Planner (805) 568-2519
Allen Bell, Planner (805) 568-2056

Hearing on the request of Frederick Clough, attorney for the appellants Diane Baskin and Michael McCarthy, to consider the appeals, Case Nos. 11APL-00000-00023 and 11APL-00000-00024 [appeals filed on November 8, 2011], of the decision of the Montecito Board of Architectural Review to grant Preliminary Approval, Case No. 08BAR-00000-00273, and the decision of the Director to approve the Land Use Permit, Case No. 10LUP-00000-00109, respectively, for the Prescott Residence, Accessory Structures and Driveway, in compliance with Chapter 35.492 of the Montecito Land Use and Development Code on property located in the 3-E-1 zone; and to determine that the project is exempt from CEQA pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The applications involve AP Nos. 011060-044 and 011-060-045, located at 1496 East Mountain Drive and 1492 East Mountain Drive, respectively, in the Montecito Area, First Supervisorial District. (Continued from 5/23/12)

ACTION: Dropped the item from the Standard Agenda, at the request of the applicant.

Overall/Phillips

Vote: 5-0

Appeal process not applicable.

2. 12DVP-00000-00003 Phillips Final Development Plan 965 Park Lane

Exempt, CEQA Guidelines Sections 15301 & 15303 Anne Almy, Supervising Planner (805) 568-2053
Brian Banks, Planner (805) 568-3559

Hearing on the request of Tom Meany, agent for the owner, Eric Phillips, to consider Case No. 12DVP-00000-00003, [application filed on July 16, 2012] for approval of a Final Development Plan in compliance with Section 35.472.080 of the Montecito Land Use and Development

Code, on property zoned RMZ-40, to develop additions to an existing dwelling, a new swimming pool, access road improvements, and new landscaping; and to determine the project is exempt from the provisions of CEQA pursuant Sections 15301 and 15303 of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 007-020-058, located at 965 Park Lane, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Eidelson/Phillips

Vote: 5-0

10 day appeal period; fee required

3.	12ORD-00000-00003 12ORD-00000-00004	Temporary Uses (Special Events) Ordinance Amendments	Montecito
	Exempt, CEQA Guidelines Sections 15061(b)(3)		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) **12ORD-00000-00003.** Adopt a recommendation to the Board of Supervisors that they adopt an ordinance (Case No. 12ORD-00000-00003) amending Division 35.4, Montecito Standards for Specific Land Uses, 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 County Code;
- b) **12ORD-00000-00004.** Adopt a recommendation to the County Planning Commission that they recommend to the Board of Supervisors that they adopt an ordinance (Case No. 12ORD-00000-00004) amending Division 2, Definitions, and Division 7, General Regulations, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code; and

and to determine the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for the Implementation of the California Environmental Quality Act. The purpose of the proposed ordinances is to clarify existing regulations and implement new regulations regarding the use of property for temporary uses (special events), and make other minor clarifications, corrections and revisions. (Continued from 7/25/12)

ACTION: The Montecito Planning Commission reviewed the ordinance amendments and provided comments to the Planning and Development Department.

4.	12ORD-00000-00012 12ORD-00000-00013	Agricultural Buffer Ordinance	Montecito
	11NGD-00000-00004		David Lackie, Supervising Planner (805) 568-2023 Stephanie Stark, Planner (805) 681-5604

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

- a) **12ORD-00000-00012.** Adopt a recommendation to the Board of Supervisors that the Board adopt an ordinance (Case No. 12ORD-00000-00012) amending Division 35.3, Montecito Site Planning and Other Project Standards, Division 35.10, Glossary, and add a new Appendix H titled "Agricultural Buffer Implementation Guidelines" of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County code; and

- b) **12ORD-00000-00013.** Adopt a recommendation to the County Planning Commission that the County Planning Commission recommend to the Board of Supervisors that the Board adopt an ordinance (Case No. 12ORD-00000-00013) amending Division 2, Definitions, and Division 7, General Regulations, and add a new Appendix H titled “Agricultural Buffer Implementation Guidelines” of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code;

and to recommend that the Board of Supervisors adopt the Final Negative Declaration (11NGD-00000-00004) pursuant to the State Guidelines for the Implementation of the California Environmental Quality Act. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The purpose of the proposed ordinances is to create and implement an Agricultural Buffer Ordinance.

12ORD-00000-00012

ACTION: Made the findings for approval, including CEQA findings, and recommended that the Board of Supervisors make the required findings for approval of the proposed amendment; Recommended that the Board of Supervisors adopt the Final Negative Declaration 11NGD-00000-00004; and adopted a resolution recommending that the Board of Supervisors adopt Case No. 12ORD-00000-00012.

Gottsdanker/Eidelson **Vote: 5-0**
Appeal process not applicable.

12ORD-00000-00013

ACTION: Made the findings for approval, including CEQA findings, and recommended that the County Planning Commission make the findings for approval and recommend that the Board of Supervisors make the required findings for approval of the proposed amendment; Recommended that the County Planning Commission recommend that the Board of Supervisors determine the adoption of this ordinance is statutorily exempt from CEQA; and recommended that the County Planning Commission adopt a resolution recommending that the Board of Supervisors approve Case No. 12ORD-00000-00013.

Gottsdanker/Eidelson **Vote: 5-0**
Appeal process not applicable.

5. **Montecito Planning Commission Training** **Montecito**

Dianne Black, Assistant Director (805) 568-2000

The Montecito Planning Commission will receive training on the following:

- a) Brown Act;
- b) Political Reform Act;
- c) Government Code Section 1090;
- d) Bias; and
- e) Incompatible Offices.

**ACTION: The Commission participated in a training with staff from County Counsel.
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