



# COUNTY OF SANTA BARBARA

---

## MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of October 17, 2018  
9:00 a.m.

JOE COLE, CHAIR  
CHARLES NEWMAN, 1<sup>ST</sup> VICE-CHAIR  
DONNA SENAUER, 2<sup>ND</sup> 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)

**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. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Jeff Wilson.
- VI. **PROJECTION REPORT:** by Jeff Wilson.
- VII. **PUBLIC COMMENT:** Charlene Nagel introduced new Montecito Association Executive Director Sharon Byrne.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Keller attended the September 20 dedication of the memorial to the victims of the Thomas Fire and January debris flow. Commissioner Senauer attended the September 17 Montecito community at Montecito Union regarding possible cityhood, the August 28 informational meeting on the proposed roundabouts, and the September 10 Historic Landmarks Advisory Commission meeting (HLAC), where the Blagden/Ricks project was reviewed by the HLAC. She also announced 2 presentations, one this evening and one tomorrow, at the Montecito Fire Protection District at 5:30 p.m. regarding the Thomas Fire Retrospective Report and climate change effects on wildfires. Chair Cole attended a recent Creeks Week meeting and the dedication of the memorial to the victims of the Thomas Fire and January debris flow. He is also participating in this year's Planning Academy, will leave for a 3 day environmental law conference tomorrow, and is part of the Partnership for Resilient Communities, which is working on mitigation efforts for the Montecito community.
- IX. **MINUTES:** The Minutes of July 18, 2018 were considered as follows:  
  
**ACTION: Approved the Minutes of July 18, as revised.**

Newman/Cole                      **Vote: 5-0**

- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Jeff Wilson.
- XI. **PROJECTS STATUS UPDATE:** The Montecito Planning Commission received an update on the status of projects previously reviewed by the Commission from Jeff Wilson.
- XII. **INTENT TO WAIVE A PUBLIC HEARING:** *The County of Santa Barbara intends to waive the required public hearing for the proposed time extension permit unless a written request for such hearing is submitted to the Planning and Development Department by 5:00 p.m. on October 23, 2018. 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: Joe Dargel, 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.*

**Fernald Point Lane Bridge and  
18TEX-00000-00005 Fish Passage time Extension Project Fernald Point Lane**  
Joe Dargel, Planner (805) 568-3573

The proposed project would allow for a one year time extension to March 18, 2019 (one year from the March 18, 2018 expiration date) for the Fernald Point Lane Bridge and Fish Passage project (Case No. 15CDH-00000-00035). A time extension is being requested due to the local emergency caused by the January 9th, 2018 debris flow in Montecito and the unavailability of Public Works staff to work on the project. The project is primarily located in the public right-of-way on Fernald Point Lane spanning Romero Creek, with components of bridge replacement and habitat restoration also located on portions of APNs 007-380-024 and -004, in the Montecito Community Plan area, First Supervisorial District.

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

XIII. **STANDARD AGENDA:**

- 1. **18CDH-00000-00025 Blagden/Ricks As-Built Demolition and Replacement 1206 Channel Drive**  
Exempt, CEQA Guidelines Sections 15301(l)(1) Errin Briggs, Energy Specialist (805) 568-2047  
And 15303(a) Kathryn Lehr, Planner (805) 568-3560

Hearing on the request of Danny Longwill, agent for owners, Catherine Blagden and Mary Ricks, to consider Case No. 18CDH-00000-00025, [application filed on August 13, 2018] for a Coastal Development Permit with hearing in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1 to allow for as-built demolition and replacement of approximately 1,400 square feet (sq. ft.) of the existing residence, including the deconstruction and reinstallation of characteristic elements of the Moody Sister's cottage; and to determine the project is exempt from the provisions of CEQA pursuant to CEQA Guidelines Sections 15303(l)(1) and 15303(a). The application involves Assessor Parcel No. 009-352-040, located at 1206 Channel Drive, in the Montecito Community Plan area, 1st Supervisorial District.

**ACTION: Re-opened public testimony.**

**Keller/Cole Vote: 4-0-1 (Newman abstained)**  
**Appeal process not applicable.**

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

**Newman/Keller Vote: 5-0**

**10 day appeal period; no fee required (Coastal Zone).**

2. **18APL-00000-00014**      **Cooper Appeal of the Willfong Retaining Wall Land Use Permit**      **340 E. Mountain Drive**  
Exempt, CEQA Guidelines Sections 15301(l)(1)      Alex Tuttle, Supervising Planner (805) 884-6844  
And 15303(a)      Tess Harris, Planner (805) 568-3319

Hearing on the request of Kent Cooper, Appellant, to consider Case No. 18APL-00000-00014 [appeal filed on June 14, 2018], the appeal of the Director's decision to approve a Land Use Permit (Case No. 17LUP-00000-00060) allowing for the construction of a retaining wall south of the single family dwelling and the permitting of as-built accessory development to abate Building Violation 16BDV-00000-00158 in compliance with Chapter 35.492 of the Montecito Land Use and Development Code (MLUDC), on property located in the 3-E-1 zone. The application involves Assessor Parcel Number 013-030-017, located at 340 East Mountain Drive in the Montecito Community Plan Area, First Supervisorial District.

**ACTION: Continued the item to the special hearing of November 28, 2018.**

**Newman/Keller      Vote: 3-2 (Senauer and Cole no)**  
**Appeal process not applicable.**

3. **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, including:

- Caltrans status of bridges

**ACTION: The Montecito Planning Commission received a report from the Planning and Development, the Public Works Department and CalTrans on rebuilding after the Thomas Fire and January Mudslides. No action was taken. The Commission requested information regarding whether bridges that are traversable but yet to be open to/for general traffic would be accessible to emergency services in the event of an emergency.**

4. **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 will receive an update and status report on the 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. (Continued from 7/18/18)

**ACTION: The Montecito Planning Commission received an update and status report on the Casa Dorinda Open Space Management Plan Annual Status Report. 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](http://www.sbcountyplanning.org)**

---

Jeff Wilson  
Secretary to the Montecito Planning Commission

G:\GROUP\PC\_STAFF\WP\MONTECITO\PLANNING COMMISSION\Agendas\2018\10-17-18mkd.docx