



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of October 18, 2017  
9:00 a.m.

SUSAN KELLER, CHAIR  
J'AMY BROWN, 1<sup>ST</sup> VICE-CHAIR  
CHARLES NEWMAN  
DONNA SENAUER  
DAN EIDELSON

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, Susan Keller.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** Commissioner Senauer was absent.
- V. **AGENDA STATUS REPORT:** by Jeff Wilson.
- VI. **PROJECTION REPORT:** by Jeff Wilson.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown recognized former County Supervisor Jeanne Graffy, who recently passed away. A memorial service will be held at the old Mission Santa Barbara tomorrow at 2:00 p.m. and is open to the public. She also attended a Montecito Board of Architectural Review (MBAR) meeting on August 24 in which the architectural guidelines limited update was discussed, as well as the Joint Chairs meeting on September 27 where the topic of accessory dwelling units (ADUs) was discussed. She also met with Supervisor Das Williams on October 9 and discussed the work of the Commission, and attended the October 10 Montecito Association board meeting. She also noted that it was reported at the Montecito Association meeting that the association has not yet selected a new executive director. Chair Keller also attended the Joint Chairs meeting and met with Supervisor Williams on October 11 regarding the Commission's recommendation on ADUs. Additionally, she and Commissioner Brown met with Chris Sneddon and Scott McGolpin to discuss an idea to install a 4-way stop sign at the off ramp at San Ysidro on the south side, which could be temporary and inexpensive fix for the backup problems occurring there. They were encouraged by the discussion.
- IX. **MINUTES:** The Minutes of August 16, 2017 were considered as follows:  
**ACTION:** **Approved the Minutes of August 16, 2017.**

**Brown/Eidelson**

**Vote: 3-0-1 (Senauer absent; Newman abstained)**

- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- XI. **INTENT TO WAIVE A PUBLIC HEARING:** *The County of Santa Barbara has waived the required public hearing for the proposed time extension and coastal development permit applications.*

**17TEX-00000-00015**

**Lufkin Addition Time Extension**

**135 Pomar Lane**

Joe Dargel, Planner (805) 568-3573

Time Extension to 15CDH-00000-00034: The project is for a Coastal Development Permit to allow interior and exterior remodeling of an existing 2,209 net square foot single family residence, constructing a 280 net square foot addition, removing 6 net square feet from the western entry, converting a 470 net square foot attached garage to habitable space, constructing a new 800 net square foot detached 2-car garage and storage structure, constructing a new pool and spa, remodeling outdoor patios and walkways, and new landscaping. The property is a 0.46-acre parcel zoned 1-E-1 and shown as Assessor Parcel Number 007-322-002, located at 135 Pomar Lane in the Montecito Area, First Supervisorial District.

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

**17CDH-00000-00018**

**Damery Carport**

**72 La Vuelta Road**

Sean Stewart, Planner (805) 568-3560

The project is for a Coastal Development Permit with hearing to allow the conversion of the single family dwelling's existing attached garage of 363 square feet to habitable space. The project also includes the following changes to the dwelling: a new covered porch would be constructed on the north and east side of the existing dwelling, a new covered trellis would be constructed on the west side of the existing dwelling, the existing Juliet balcony on the north side of the dwelling would be converted to a dormer, new dormers on the north and east side of the dwelling would be constructed, and the Juliet balcony on the south side of the dwelling would be converted to a closet. A new carport is proposed to be constructed along the west side of the existing pool cabana, an uncovered trellis is proposed to be attached to the east side of the existing pool cabana, and a proposed surfboard storage area is proposed to be attached to the north side of the existing pool cabana. The existing dwelling and cabana would also receive new siding and windows. The property is a .44 acre parcel zoned 1-E-1 and shown as Assessor Parcel Number 007-340-030, located at 72 La Vuelta in the Montecito area, First Supervisorial District

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

- XII. **CONSENT AGENDA ITEMS AND PROCEDURE:** *These projects routinely do not require applicant presentations, staff reports, or extensive public comment. Applicants should be present. The public is invited to comment if they wish.*

**Pulice/Moller Lot**

**C-1. 17TEX-00000-00009**

**Line Adjustment Time Extension**

**296/280 Las Entradas**

Exempt, CEQA Guidelines Sections 15305

Anne Almy, Supervising Planner (805) 568-2053

Mark Friedlander, Planner (805) 568-2046

Hearing on the request of Alicia Harrison, agent for the applicant, to consider Case No. 17TEX-00000-00009 [application filed on May 5, 2017] for a 18 month time extension to a Lot Line Adjustment (Case No. 14LLA-00000-00002, approved June 18, 2014) in compliance with Chapter 21, the Subdivision Ordinance, Section 21-92.f, which allows for time extensions for period(s) not to exceed 36 months; and to determine the project is exempt from environmental

review, pursuant Section 15305 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel Number 007-500-024, located at 296 Las Entradas Drive (Existing Parcel One), and APN 007-500-025, located at 280 Las Entradas Drive (Existing Parcel Two), in the Montecito Community Plan area, First Supervisorial District.

**ACTION: Accepted a late submittal from Susan F. Petrovich into the record.**

**Brown/Newman Vote: 4-0 (Senauer absent)  
Appeal process not applicable.**

**ACTION: Approved the time extension.**

**Brown/Eidelson Vote: 4-0 (Senauer absent)  
10 day appeal period; fee required.**

**XII. STANDARD AGENDA:**

- 1. Miramar Beach Resort and Bungalows Status Briefing 1555 S. Jameson Lane**  
Anne Almy, Supervising Planner (805) 568-2053  
Nicole Lieu, Planner (805) 884-8068

The Montecito Planning Commission will receive a status briefing on the Miramar Beach Resort and Bungalows project.

**ACTION: The Montecito Planning Commission received a status briefing on the Miramar Beach from planner Nicole Lieu. No action was taken.**

- 2. 17APL-00000-00007 Klein Appeal of Hughes Addition and Remodel 1930 Jelinda Drive**  
Exempt, CEQA Guidelines Sections 15301 & 15303 Alex Tuttle, Supervising Planner (805) 884-6844  
Tess Harris, Planner (805) 568-3319

Hearing on the request of Theodore M. Klein, Appellant, to consider the Appeal of Case No. 17CDP-00000-00017 [appeal filed on June 27, 2017], of the Director's decision to approve a Coastal Development Permit allowing for the addition and a remodel of an existing single family dwelling, including a new swimming pool and other associated improvements, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property located in the 2-E-1 zone; and determine the project is exempt from CEQA pursuant to Sections 15301 and 15303 of the Statue Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel No. 007-490-024 located at 1930 Jelinda Drive, in the Montecito Community Plan area, First Supervisorial District.

**ACTION: Denied the appeal, Case No. 17APL-00000-00007; made the required findings for approval, including CEQA findings; determined the project is exempt from CEQA; and granted *de novo* approval of Case No. 17CDP-00000-00017, thereby affirming the decision of the Director.**

**Newman/Eidelson Vote: 4-0 (Senauer absent)  
10 day appeal period; fee required.**

3. **Cannabis Land Use Ordinance  
Amendments and Licensing Program Update** **Countywide**  
Dan Klemann, Deputy Director, Planner (805) 5682-2072

The Montecito Planning Commission will receive an update on the Cannabis Land Use Ordinance Amendments and Licensing Program, which would amend the Santa Barbara County Land Use and Development Code, Santa Barbara County Montecito Land Use and Development Code, and Santa Barbara County Coastal Zoning Ordinance to allow certain types of cannabis activities by zone district. The Project also involves other amendments to the County Code, in order to establish a County licensing program for cannabis-related activities. (Continued from 8/16/17)

**ACTION: The Montecito Planning Commission received an update on the Cannabis Land Use Ordinance Amendments and Licensing Program from Planning and Development staff. No action was taken.**

4. **Montecito Architectural Guidelines and  
17ORD-00000-00011 Development Standards Limited Update -  
17ORD-00000-00012 Phase II Detached Accessory Buildings** **Montecito**  
Exempt, CEQA Guidelines Sections 15061(b)(3) & 15265 Allen Bell, Supervising Planner (805) 568-2056  
Jessica Steele, Planner (805) 884-8082

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

- a) Recommend that the Board of Supervisors adopt a resolution amending the *Montecito Architectural Guidelines and Development Standards*;
- b) **17ORD-00000-00011.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 17ORD-00000-00011) amending Division 35.2, Montecito Zones and Allowable Land Uses, and Division 35.4, Montecito Standards for Specific Land Uses, of Section 35-2, the Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code;
- c) **17ORD-00000-00012.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 17ORD-00000-00012) amending Division 15, Montecito Community Plan Overlay District, of the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code;

and recommend that the Board of Supervisors determine that the project is exempt from CEQA pursuant to Sections 15061(b)(3) and 15265 of the State Guidelines for Implementation of the California Environmental Quality Act.

**ACTION: Made the required findings for approval, including CEQA findings and recommended that the Board of Supervisors make the required findings for approval; recommended that the Board of Supervisors determine that the project is exempt from CEQA; Adopted a resolution recommending that the Board of Supervisors adopt a resolution amending the Montecito Architectural Guidelines and Development Standards (as revised at the hearing of October 18, 2017), adopt an ordinance Case No. 17ORD-00000-00011 amending the Montecito Land Use and Development Code (as amended at the hearing of October 18, 2017), and adopt an ordinance Case No. 17ORD-00000-00012 amending the Coastal Zoning Ordinance (as revised at the hearing of October 18, 2017)**

**Newman/Brown      Vote: 4-0 (Senauer 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](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Montecito Planning Commission