



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of October 19, 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 Chair, Michael Phillips.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by Lia Graham.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Jeff Wilson.
- VI. **PROJECTION REPORT:** by Jeff Wilson.
- VII. **PUBLIC COMMENT:** Victoria Greene of the Montecito Association provided a reminder 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, a Cold Springs School Board candidates forum on October 25 at 6:30 p.m. at Cold Springs School, and that November 5 is the Montecito Association Beautification Day.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Cole noted the timeliness of today's scheduled CEQA training, as he will be attending an environmental law conference this Friday where a few changes to CEQA law will be discussed. Chair Phillips attended the Miramar groundbreaking ceremony and reported on the anticipated grand opening of the hotel. Commissioner Brown attended the October 10 meeting of the Montecito Board of Architectural Review, where the board made the decision to change their meeting dates from Mondays to Thursdays, as well as their site visit to the property located at 171 Butterfly Lane. She also attended the Miramar groundbreaking ceremony, and has been asked by members of the community what the permit path will be, and how they will be able to follow the progress of the project. Staff provided a brief synopsis of the status of the permits as well as projected timelines, which will also be posted online. Commissioner Brown also tipped her hat to the members of the various Fire districts who so quickly responded to the residence fire in Summerland, preventing the spread of the fire.
- IX. **MINUTES:** The Minutes of September 21, 2016 were considered as follows:

ACTION: Approved the Minutes of September 21, 2016, as amended.

Overall/Brown Vote: 4-0-1 (Phillips abstained)

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

XI. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1. **16GOV-00000-00005** Crane School Easement Government Code Conformity 1795 San Leandro Lane
Anne Almy, Supervising Planner (805) 568-2053
Sean Stewart, Planner (805) 568-2517

Hearing on the request of Don Grady, Manager for the Santa Barbara County Real Property Division, to consider case number 16GOV-00000-00005, application filed on September 19, 2016, for a determination that the proposed granting of a relocation easement to the Santa Barbara County Flood Control and Water Conservation District (District) from the Crane Country Day School (Crane School) (identified as APNs 007-340-061, 007-340-060, and 007-340-040) for the purpose of relocating the District's existing "Drainage Facilities" on Crane School property (located on APN 007-240-061) conforms with the Comprehensive Plan of the County of Santa Barbara Pursuant to California Government Code Section 65402(c). The site is located at 1795 San Leandro Lane, in the Montecito Area, First Supervisorial District.

ACTION: Determined the project to be in conformity with the Comprehensive Plan, pursuant to Government Code Section 65402(c).

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

XII. **STANDARD AGENDA:**

1. **16APL-00000-00008** Tyrnauer Appeal of Fischer Project 3080 Eucalyptus Road
Exempt, CEQA Guidelines Sections 15301 & 15303 Alex Tuttle, Supervising Planner (805) 884-6844
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Sallie Tyrnauer to consider Case No. 16APL-00000-00008 [application filed on April 4, 2016] to appeal the Director's approval of Case No. 14LUP-00000-00470, in compliance with Chapter 35.492.040 of the Montecito Land Use and Development Code, on property located in the 2-E-1 zone district; and to accept the Exemption for approval of the proposed project pursuant to Sections 15301 and 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves APN 013-193-001, located at 3080 Eucalyptus Hill Road in the Montecito Community Plan area, First Supervisorial District.

2. CEQA Training

The Montecito Planning Commission will receive training on the California Environmental Quality Act (CEQA) from County Counsel staff.

ACTION: The Montecito Planning Commission received training on the California Environmental Quality Act from County Counsel staff. No action was taken.

3. Discussion/Selection of MBAR/MPC Joint Meeting Topics Montecito

The Montecito Planning Commission (MPC) will discuss and select topics of discussion for a future joint hearing with the Montecito Board of Architectural Review (MBAR).

ACTION: Set November 16 as a joint meeting with the Montecito Board of Architectural Review with the below topics to be discussed:

- a) Definition of roles of the Montecito Board of Architectural Review (MBAR) and Montecito Planning Commission (MPC), including where they overlap, when they are complimentary, as well as the design review responsibilities of both boards;
- b) Communication between the MPC and MBAR, e.g. quality/depth of MBAR minutes, televising MBAR meetings, and the process for relaying information in both directions;
- c) Accessory structures: What discretion do the MPC and MBAR have to review/regulate them?;
- d) Neighborhood compatibility: Review responsibilities for both the MPC and MBAR;
- e) Protection of private vs. public views;
- f) MBAR Conceptual Review: What does this mean (i.e. often represented by applicants as a level of approval)?;
- g) Landscape Screening: Appropriateness of using landscaping to screen visual impacts of projects, particularly during a drought;
- h) Deference to other Board members; and
- i) Montecito Association items:
 - Tools/training to increase familiarity of the MBAR with Montecito Community Plan policies and development standards
 - How MBAR and MPC are interpreting protection of public and private views (particularly private ocean views) as described in the Montecito Community Plan and architectural guidelines
 - How neighborhood compatibility of the scale of the total proposed development on a site is being evaluated and what discretion do the MBAR and MPC have in reviewing projects with multiple accessory structures even when the FAR of the primary structure is within guidelines
 - How privacy rights standards can be best implemented.

Keller/Brown

Vote: 5-0

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