



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION JOINT MEETING WITH THE MONTECITO BOARD OF ARCHITECTURAL REVIEW MARKED AGENDA

Hearing of November 16, 2016

9:00 a.m.

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MICHAEL PHILLIPS, CHAIR  
JACK OVERALL, 1<sup>ST</sup> VICE-CHAIR  
JOSEPH COLE, 2<sup>ND</sup> 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)

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### MONTECITO BOARD OF ARCHITECTURAL REVIEW

\* **The Montecito Board of Architectural Review will be participating only on Items #1 (MBAR and MPC Joint Workshop)**

DAVE MENDRO, Chair  
CLAIR GOTTSANKER, Vice-Chair  
DON SHARPE  
JOHN WATSON

DORINNE LEE JOHNSON  
BOB KUPIEC  
THIEP CUNG

### ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, Michael Phillips.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present. MBAR member Lee-Johnson was absent.
- 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:** Commissioner Brown reported that she recently attended friend of the Commission Kellam de Forest's birthday party, and she thanked outgoing First Supervisorial District staff members Lisa Valencia Sherratt, Eric Friedman, Mary Ellen Wylie, and Jeremy Tittle for their work for the community. She also asked staff to provide an update regarding the Moody sisters' cottage project on Middle Road at the next hearing. Chair Phillips thanked Commission Cole for his service on the Commission, and Commissioner Brown echoed the sentiment.
- IX. **MINUTES:** The Minutes of October 19, 2016 were considered as follows:  
**ACTION:** **Approved the Minutes of October 19, 2016, as amended.**

**Brown/Overall**

**Vote: 5-0**

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

XI. **STANDARD AGENDA:**

1. **MBAR and MPC Joint Workshop** **Montecito**

Dianne Black, Assistant Director (805) 568-2000

- 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) Neighborhood compatibility: Review responsibilities for both the MPC and MBAR; 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
- c) Protection of private vs. public views and privacy;
- d) Accessory structures: What discretion do the MPC and MBAR have to review/regulate them?;
- e) Communication between the MPC and MBAR:
  - Quality/depth of MBAR minutes
  - Televising MBAR meetings
  - Process for relaying info in both directions
- 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) Tools/training to increase familiarity of the MBAR with Montecito Community Plan policies and development standards.

**The Montecito Board of Architectural Review (MBAR) and Montecito Planning Commission (MPC) held a joint workshop to discuss topics of shared concern. Staff was asked to alert the Commission and Board of Architectural Review when Planning and Development's budget will be considered by the Board of Supervisors so that they may attend. They also requested that there be a higher level of specificity in MBAR minutes and to include the conceptual review checklists in MPC staff reports, and that staff continue to explore the idea of televising MBAR meetings. The MPC also asked the MBAR to emphasize with applicants that conceptual review is not a form of approval. Additionally, the MPC asked that total development (including accessory structures) be considered when analyzing neighborhood compatibility, and for staff to look at availability of total development data.**

**2. 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. (Continued from 10/19/16)

**ACTION: Denied the appeal, Case No. 16APL-00000-00008, made the required findings for approval of the Land Use Permit, Case No. 14LUP-00000-00470, determined that the project is exempt from CEQA, and granted *de novo* approval of the project, Case No. 14LUP-00000-00470, with revisions to the Conditions of Approval.**

**Brown/Keller Vote: 5-0**  
**10 day appeal period; fee required**

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