



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of November 20, 2013
9:00 a.m.

SUE BURROWS, CHAIR
DANIEL EIDELSON, 1st VICE CHAIR
JACK OVERALL, 2nd VICE CHAIR
MICHAEL PHILLIPS
J'AMY BROWN

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:** John Thorndike spoke to the issues he has encountered communicating with County staff pertaining to his Toro Canyon property.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Overall reported on his involvement in the Highway 101 widening project, including his meetings with meetings with Caltrans staff and members of the City of Santa Barbara City Council. Commissioner Eidelson attended three meetings at the Montecito Association related to the Montecito YMCA project, including a site visit. Commissioner Brown also attended the Montecito YMCA site visit on November 5, the Montecito Association meeting on November 12, and the APA legislative update webinar on November 18. She also detailed her participation in the American Planning Association planner bootcamp. Commissioner Burrows attended the APA webinar as well.
- IX. **MINUTES:** The Minutes of October 16, 2013 will be considered as follows:
ACTION: **Approved the September 16, 2013, as revised.**
Brown/Phillips **Vote: 4-0-1 (Overall abstained)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XI. INTENT TO WAIVE A PUBLIC HEARING:

13CDH-00000-00027 Sanford Spa Equipment Pad 1115 Hill Road

Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

The project is for a Coastal Development Permit to allow construction of a new concrete pad and installation of new spa equipment, consisting of two pumps, one natural-gas water heater and one cartridge water filter. The application involves AP No. 009-352-032, located at 1115 Hill Road, Montecito area, First Supervisorial District.

ACTION: Acknowledged intent to waive public hearing.

Appeal process not applicable.

XII. STANDARD AGENDA:

1. Post-Construction Storm Management Requirements Briefing Montecito

Joy Hufschmid, Project Clean Water Manager, Public Works Department (805) 568-3373
Cathleen Garnand, Project Clean Water, Public Works Department (805) 568-3561

The Public Works Department, Project Clean Water, will provide information to the Montecito Planning Commission regarding the final post-construction storm water management requirements adopted by the Regional Water Control Board for the Central Coast.

ACTION: The Montecito Planning Commission received a presentation from the Public Works Department, Project Clean Water regarding the final post-construction storm water management requirements adopted by the Regional Water Control Board for the Central Coast. No action was taken.

2. 12LLA-00000-00001 Robinson Lot Line Adjustment Mountain Drive

13NGD-00000-00010 Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Steve Fort, agent for the applicant, to consider Case No. 12LLA-00000-00001, [application filed on January 6, 2012] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35.430.110 of the Montecito Land Use and Development Code to adjust lines between three lots of 0.57, 10.88, and 1.71 acres to reconfigure into three lots of 8.26, 3.01, and 1.88 acres, on property located in the Resource Management (RMZ) and 3-E-1 Zones; and to adopt the Negative Declaration (13NGD-00000-00010) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Land Use, Noise, and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP Nos. 013-040-040, 013-040-041, 013-010-017, located on Mountain Drive west of the intersection with Cold Springs Road, in the Montecito area, First Supervisorial District.

ACTION: Accepted late submittal from Trace Robinson into the record.

Phillips/Overall

Vote: 5-0

Appeal process not applicable

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

Phillips/Burrows

Vote: 4-1 (Overall no)

10 day appeal period; fee required

3. **13ORD-00000-00009**
13ORD-00000-00010 **2013 General Package Ordinance Amendments** **Montecito**
Exempt, CEQA Guidelines Section 153061(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 consider the following:

- a) **13ORD-00000-00009.** Adopt a resolution recommending that the Board of Supervisors adopt an ordinance (Case No. 13ORD-00000-00009) amending Division 35.2, Montecito Zones and Allowable Land Uses, Division 35.3, Montecito Site Planning and Other Project Standards, Division 35.4, Montecito Standards for Specific Land Uses, Division 35.7, Montecito Planning Permit Procedures, Division 35.9, Montecito Land Use and Development Code Administration, 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) **13ORD-00000-00010.** Adopt a resolution recommending that the County Planning Commission consider and adopt a resolution recommending that the Board of Supervisors adopt an ordinance (Case No. 13ORD-00000-00010) amending Division 2, Definitions, Division 4, Zoning Districts, Division 6, Parking, Division 7, General Regulations, Division 10, Nonconforming Structures and Uses, and Division 11, Permit Procedures, 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 proposed ordinances would implement new regulations and make other minor clarifications, corrections and revisions. (Continued from 10/16/13)

ACTION: Continued the item to the hearing of January 22, 2014, at the request of the Commission.

Phillips/Overall

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