



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of November 28, 2012
9:00 a.m.

DANIEL EIDELSON
CLAIRE GOTTSANKER, 2nd VICE CHAIR
MICHAEL PHILLIPS
SUE BURROWS, CHAIR
JACK OVERALL, 1st VICE CHAIR

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:** Commissioner Overall 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 Phillips commented on the completed San Ysidro bike path project. Chair Burrows attended the November Montecito Association meeting.
- IX. **MINUTES:** The Minutes of October 24, 2012 were considered as follows:
ACTION: **Approved the Minutes of October 24, 2012.**
Phillips/Gottsdanker **Vote: 4-0 (Overall absent)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- XI. **STANDARD AGENDA:**

12CUP-00000-00015		
12GOV-00000-00025	Montecito Fire Protection	
1. 12GOV-00000-00026	District New Fire Station #3	2500 E. Valley Road
EIR SCH #2011031094	Anne Almy, Supervising Planner (805) 568-2053 Julie Harris, Planner (805) 568-3518	

Hearing on the request of Rita Bright, AMEC, agent for the Montecito Fire Protection District, to consider the following:

- a) **12CUP-00000-00015** [application filed on May 14, 2012] for a Conditional Use Permit to allow development of a new fire station in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on property zoned Residential 2-E-1;
- b) **12GOV-00000-00025** [application filed on October 29, 2012] to determine that the acquisition of a 2.56-acre parcel of land zoned Residential 2-E-1 to the Montecito Fire Protection District and construction of a new fire station is consistent with the Comprehensive Plan, including the Montecito Community Plan, in compliance with Government Code Section 65402(c); and
- c) **12GOV-00000-00026** [application filed on October 29, 2012] to determine that the offer to dedicate a 10-foot wide riding and hiking trail easement from the Montecito Fire Protection District to the County of Santa Barbara is consistent with the Comprehensive Plan, including the Montecito Community Plan, in compliance with Government Code Section 65402(a);

and to accept the Final Environmental Impact Report (SCH # 2011031094) prepared by the Montecito Fire Protection District 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: Biological Resources; Geologic Processes; and Water Resources, Supply and Service. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara; the Montecito Public Library, 1469 East Valley Road, Montecito; and the Montecito Fire Protection District Headquarters, 595 San Ysidro Road, Montecito. The application involves a 2.56-acre portion of AP No. 155-070-008, located at 2500 East Valley Road, in the Montecito area, First Supervisorial District. (Continued from 10/24/12)

ACTION: Continued the item to the hearing of January 16, 2013, at the request of the applicant.

Gottsdanker/Phillips

**Vote: 4-0 (Overall absent)
Appeal process not applicable.**

2.	Van Wolfswinkel Demo/New Dwelling and Accessory Structure	1210 Channel Drive
	12CDH-00000-00018	
	Exempt, CEQA Guidelines Sections 15301 & 15303	Anne Almy, Supervising Planner (805) 568-2053 Brian Banks, Planner, (805) 568-3559

Hearing on the request of Raymond Appleton, agent for Randall Van Wolfswinkel, to consider Case No. 12CDH-00000-00018, [application filed on June 22, 2012] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1 to allow for demolition of the existing 1,114 square foot one-story single family dwelling and construction of a new two-story single family dwelling 2,554 net square feet in size with a basement 1,639 net square feet in size, a detached garage 479 net square feet in size, a cabana 800 net square feet in size, a swimming pool and spa, rainwater cisterns, and grading of 800 cubic yards of cut, 150 cubic yards of fill, with 650 cubic yards of export; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15301 and 15303. The application involves AP No. 009-352-010, located at 1210 Channel Drive, in the Montecito area, First Supervisorial District. (Continued from 10/24/12)

ACTION: Continued the item to the hearing of January 16, 2013, at the request of the applicant.

Eidelson/Gottsdanker

**Vote: 4-0 (Overall absent)
Appeal process not applicable.**

3. 12CUP-00000-00013 Crown Castle Distributed Antenna System Upgrade Montecito

**Exempt, CEQA Guidelines Sections 153061(b)(3),
15301(b), 15302(c), 15303, 15304**

**Anne Almy, Supervising Planner (805) 568-2053
Megan Lowery, Planner (805) 568-2517**

Hearing on the request of Sharon James, agent for applicant, Crown Castle to consider Case No. 12CUP-00000-00013, [application filed on May 1, 2012] for a Conditional Use Permit allowing additions to an existing telecommunications facility network, at six locations, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on properties zoned 2-E-1, 3-E-1, 5-E-1 and 10-E-1; and to determine the project is exempt from CEQA pursuant to sections 15061(b)(3), 15301(b), 15302(c), 15303, and 15304 of the CEQA Guidelines described in the Notices of Exemption prepared and adopted by the Public Utilities Commission, the lead agency, as adequate for this project. The application involves inland County rights-of-way (no assigned Assessor Parcel Numbers), in the Montecito area, First Supervisorial District.

ACTION: Made findings for denial and denied the project, Case No. 12CUP-00000-00013;

Phillips/Eidelson

**Vote: 3-1 (Gottsdanker no; Overall absent)
10 day appeal period; fee required**

**4. 12CUP-00000-00018
12CDP-00000-00038 Crown Castle Distributed Antenna System Upgrade Montecito**

**Exempt, CEQA Guidelines Sections 153061(b)(3),
15301(b), 15302(c), 15303, 15304**

**Anne Almy, Supervising Planner (805) 568-2053
Megan Lowery, Planner (805) 568-2517**

Hearing on the request of Sharon James, agent for the applicant, Crown Castle to consider Cases No. 12CUP-00000-00018 and 12CDP-00000-00038, [application filed on May 17, 2012] for a Conditional Use Permit and Coastal Development Permit allowing additions to an existing telecommunications facility network, at five locations, in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on properties zoned 2-E-1, 7-R-1, and 20-R-1; and to determine the project is exempt from CEQA pursuant to sections 15061(b)(3), 15301(b), 15302(c), 15303, and 15304 of the CEQA Guidelines described in the Notices of Exemption prepared and adopted by the Public Utilities Commission, the lead agency, as adequate for this project. The application involves coastal County rights-of-way (no assigned Assessor Parcel Numbers), in the Montecito area, First Supervisorial District.

ACTION: Made findings for denial and denied the project, Case Nos. 12CUP-00000-00018 and 12CDP-00000-00038

Phillips/Eidelson

**Vote: 3-1 (Gottsdanker no; Overall absent)
10 day appeal period; no fee required
(Coastal Zone)**

**5. 12GPA-00000-00003
12ORD-00000-00015 Inclusionary Housing Ordinance Amendment Montecito**

**Exempt, CEQA Guidelines Section
15061(b)(3)**

**Jeff Hunt, Deputy Director, Long Range Planning (805) 568-2072
Erika Leachman, Planner (805) 568-2025**

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

- a) **12GPA-00000-00003.** Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors adopt a proposed amendment to the Santa Barbara County Comprehensive Plan Housing Element by adding new policies addressing the proposed Inclusionary Housing Ordinance as Chapter 46A of the County Code, and removing Appendix A: Inclusionary Housing Program;
- b) **12ORD-00000-00015.** Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors adopt the proposed Inclusionary Housing Ordinance as Chapter 46A of the County Code; and

to recommend that the County Planning Commission submit the proposed amendment to the Santa Barbara County Comprehensive Plan Housing Element and the proposed Inclusionary Housing Ordinance to the State of California Housing and Community Development Department for statutory sixty (60) day review and comment period per Government Code Section 65585.

ACTION: Continued the item to the hearing of December 5, 2012, at the request of staff.

Gottsdanker/Eidelson

**Vote: 4-0 (Overall 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

Dianne M. Black
Secretary to the Montecito Planning Commission