



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION REVISED AGENDA

Hearing of May 18, 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)

Revision: Casa Dorinda Master Plan and Conditional Use Permit Revision has been moved from Item #4 to Item #1, and the remaining items have been re-numbered.

Items will be heard in the order listed on the agenda unless the Montecito Planning Commission changes the order of the agenda or the item is to be continued. Estimated discussion times allocated for each project are shown following the project descriptions. These estimated times are approximate. At 9:00 a.m., during the Agenda Status Report, the Montecito Planning Commission will determine which items will be continued. Applicants/Agents are expected to be present to represent their items when they come up on the agenda. In the absence of representation the Commission will decide whether to continue it to a future date. A fee must be paid for a Montecito Planning Commission hearing continuance requested by the applicant. Please call your planner or accounting at (805) 568-2003 to determine the amount due. Upon receipt of the fee a hearing date will be scheduled. Any questions pertaining to individual projects should be directed to the designated planner.

Written comments are welcome. All letters should be addressed to the Montecito Planning Commission, 123 East Anapamu Street, Santa Barbara, CA 93101. Letters, with nine copies, and computer materials, e.g. PowerPoint presentations, should be filed with the secretary of the Planning Commission no later than 12:00 P.M. on the Friday before the Montecito Planning Commission hearing. The decision to accept late materials will be at the discretion of the Montecito Planning Commission.

The public has the opportunity to comment on any item on today's Administrative, Consent, Conceptual or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Planning Commission Chairperson will announce when public testimony can be given. Please be aware that the Commission will consider testimony on both the project and the related environmental document.

Photos, slides, videos, models or other physical items presented as evidence during a hearing shall be retained by the Hearing Support Staff until the expiration of all applicable appeal periods.

*If you challenge the projects **14RVP-00000-00005**, **14CUP-00000-00002**, **15GOV-00000-00004**, **16APL-00000-00001**, **16ORD-00000-00007**, or **16ORD-00000-00008** in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence to the Montecito Planning Commission at, or prior to the public hearing, Government Code Section 65009.*

All final decisions of the Montecito Planning Commission on private development projects may be appealed to the Board of Supervisors by the applicant or any interested person adversely affected by such decision. Appeals may be filed in writing to the Santa Barbara County Board of Supervisors within ten (10) calendar days of the date of the action by the Montecito Planning Commission. If an appeal is filed there is a \$643 fee for both non-applicants and owner/applicant appeals. For developments which are appealable to the Coastal Commission under Sec. 35-182.4.2, no appeal fee will be charged. Appeals and accompanying fees must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA.

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Planning Commission and that are distributed to a majority of all of the members of the Montecito Planning Commission prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Planning Commission and that are distributed to a majority of all of the members of the Montecito Planning Commission during the meeting shall be available for public inspection at the back of the hearing room, at 123 E. Anapamu Street, Santa Barbara, CA.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements.

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 David Villalobos.*
- IV. **ROLL CALL:** *by David Villalobos.*
- V. **AGENDA STATUS REPORT:** *The Montecito Planning Commission Secretary will report on the status of the items on today's agenda.*
- VI. **PROJECTION REPORT:** *The Montecito Planning Commission Secretary will provide a summary of the Planning Commission's Agenda Projection Report, including upcoming projects, briefings, and workshops.*
- VII. **PUBLIC COMMENT:** *Public Comment period is set aside to allow public testimony on items **not** on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair. Total time allocated for public comment is 15 minutes. When testifying before the Montecito Planning Commission, personal attacks and other disruptive behavior are not appropriate.*
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** *Individual Commissioners may present brief reports on planning issues, such as seminars, meetings and literature that would be of interest to the public and/or Commission, as a whole.*
- IX. **MINUTES:** The Minutes of May 2, 2016 will be considered.
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** *The Director of Planning and Development will report on items of general interest to the Montecito Planning Commission and members of the public, including items that have been or will be considered by the Santa Barbara County Board of Supervisors.*
- XI. **STANDARD AGENDA:**

14RVP-00000-00005

14CUP-00000-00002

1. 15GOV-00000-00004

Casa Dorinda Master Plan

Conditional Use Permit Revision

300 Hot Springs Road

15NGD-00000-00003

Alex Tuttle, Supervising Planner (805) 884-6844

Joyce Gerber, Planner (805) 568-3518

Hearing on the request of Steve Welton, agent for the applicant, to consider the following:

- a) **14RVP-00000-00005** [application filed on January 14, 2014] for a revision to Casa Dorinda's existing Conditional Use Permit (90-CP-01 as revised by 90-CP-091 RV01 and 07AMD-00000-00002) and update to its Master Plan to allow demolition, remodeling, and new construction to add 31 (net) residential units, a new dining facility (i.e. grill), and underground garage; reconfigure the trash/recycling/green waste area; reconfigure an existing driveway and bridge; reconfigure and enlarge the dedicated open space; and eliminate or modify certain conditions, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on property zoned 2-E-1 and 5-E-1;

- b) **14CUP-00000-00002** [application filed on January 14, 2014] for (1) construction of a new entry gate exceeding six feet in height and gateposts exceeding eight feet in height within the front setback, and (2) construction of two new sound attenuation walls exceeding six feet in height within the side setbacks, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code;
- c) Hearing on the request of the County of Santa Barbara General Services Department, Real Estate Division, to consider Case No. **15GOV-00000-00004** to determine that the proposed land exchange and offer-to-dedicate of the Casa Dorinda open space and trails easements are in conformance with the Comprehensive Plan, including the Montecito Community Plan, pursuant to Government Code Section 65402(a);

and to adopt the Negative Declaration (15NGD-00000-00003) 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: Aesthetic/Visual Resources, Air Quality, Biological Resources, Geologic Processes, Historic Resources, Land Use, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and online at: <http://www.sbcountyplanning.org/projects/14RVP-00005CasaDorinda/index.cfm>. 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 Assessor Parcel Nos. 009-640-001 and 009-070-057, located at 300 and 302 Hot Springs Road, in the Montecito area, First Supervisorial District. (Continued from 10/21/15, 12/03/15, 12/16/15, and 5/2/16) (Estimated Time: 1 hr.)

2. **Montecito Project Report**

Dianne Black, Assistant Director (805) 568-2086

The Montecito Planning Commission will receive a report on projects in the Montecito area, including updates regarding the Biltmore and Miramar projects. (Estimated Time: 10 min.)

3. **16APL-00000-00001 Olive Mill Trust Private Water Well Appeal 1169 Hill Road**

Exempt, CEQA Guidelines Section 15207

Alex Tuttle, Supervising Planner (805) 884-6844

J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Susan Petrovich, attorney for the applicant, Michael Hair, to consider Case No. 16APL-00000-00001 [application filed on December 28, 2015] for an appeal of the Planning and Development Director's denial of a Coastal Development Permit, Case No. 15CDP-00000-00099 to allow construction of a new private water well, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1. The application involves AP No. 009-352-038, located at 1169 Hill Road, in the Montecito Community Plan area, First Supervisorial District. (Estimated Time: 1 hr.)

4. **16ORD-00000-00007 2015-2023 Housing Element Implementation: 16ORD-00000-00008 Design Residential (DR) Zone Modifications Countywide**

Exempt, CEQA Guidelines Sections 15061(b)(3) and 1526

Allen Bell, Supervising Planner (805) 568-2056

Ryan Cooksey, Planner (805) 884-6836

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

- a) **16ORD-00000-00007.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00007) amending Division 35.2, Montecito Zones and Allowable Land Uses, and Division 35.3, Montecito Site Planning and Other Project Standards, of

Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, as set forth in Attachment C, to amend the maximum height limit, maximum site coverage, minimum open space (and definition thereof) requirements, and parking requirements of affordable, senior, and special needs housing developments in the Design Residential zone;

- b) **16ORD-00000-00008.** Recommend that the County Planning Commission recommend that the Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00008) amending Division 4, Zoning Restrictions, and Division 6, Parking Regulations, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, as set forth in attachment F, to amend the maximum height limit, maximum site coverage, minimum open space (and definition thereof) requirements, and parking requirements of affordable, senior, and special needs housing developments in the Design Residential zone; and

to recommend that the Board of Supervisors determine that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the Guidelines for Implementation of CEQA. (Estimated Time: 45 min.)

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