



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

**Special Hearing of May 10, 2017
9:00 a.m.**

SUSAN KELLER, CHAIR
J'AMY BROWN, 1ST VICE-CHAIR
CHARLES NEWMAN
DONNA SENAUER

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>, and on the County's YouTube channel at <https://www.youtube.com/user/CSBTv20>*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** Commissioner Brown was absent.
- IV. **PUBLIC COMMENT:** Darlene Bierig spoke to the issue of the Accessory Dwelling Unit Ordinance that the Commission reviewed at their April 12, 2017 hearing, and asked that the Commission reconsider the direction given to staff pertaining to owner occupancy.
- V. **STANDARD AGENDA:**

- 1. **14RVP-00000-00005** **Casa Dorinda Open Space Management Plan** **300 & 352 Hot Springs Road**
 Alex Tuttle, Supervising Planner (805) 884-6844
 Joyce Gerber, Planner (805) 568-3518

The Montecito Planning Commission will review and provide comments on the revised Casa Dorinda Open Space Management Plan, as required by Condition #14 of the approved Casa Dorinda Master Plan Conditional Use Permit Revision project, Case. No. 14RVP-00000-00005. The application involves Assessor Parcel Nos. 009-640-001 and 009-070-057, located at 300 and 352 Hot Springs Road, in the Montecito area, First Supervisorial District. (Continued from 3/22/17 and 4/18/17)

ACTION: **The Montecito Planning Commission review and provided comments on the revised Casa Dorinda Open Space Management Plan. No action was taken. The following comments were made:**

- **Remove the “well”/drain in the open space.**
- **Incorporate graffiti removal as feasible.**
- **Intersperse more 15-gallon oak trees among the 5-gallon trees to be planted in the open space area where feasible.**
- **Prohibit the use of glyphosate within 10 ft of either side of the public trails and along Montecito Creek.**

- Use stump grinders whenever access is feasible rather than glyphosate for treating non-native stumps to prevent re-sprouting.
- Glyphosate should be used as minimally as possible; use it only as a last resort.
- Remove the reference to the use of Wyant Road for maintenance access.
- Include language about the use of best water stewardship practices.
- Require plants to be successfully established and off of irrigation for three years prior to release of the maintenance bond, while establishing a mechanism for extending the use of irrigation beyond two years if necessary.
- The irrigation system should remain in place until release of the maintenance bond.
- Retain wood chips from appropriate tree species within the Open Space or restoration areas rather than moving to the developed portion of the property.
- Incorporate the other suggestions offered by Casa Dorinda to enhance the Plan.

2.	<i>Montecito Architectural Guidelines and Development Standards</i> Limited Update, Phase II Detached Accessory Structures	Montecito
	Exempt, CEQA Guidelines Sections 15060(c)(3), 15378(b)(2) and 15265	Allen Bell, Supervising Planner (805) 568-2056 Jessica Steele, Planner (805) 884-8082

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission receive a staff briefing regarding detached accessory structures and provide initial comments and recommendations regarding potential amendments to the *Montecito Architectural Guidelines and Development Standards (Guidelines)* and/or the Montecito Land Use and Development Code (MLUDC) and Coastal Zoning Ordinance (CZO) that would regulate the size and number of detached accessory structures allowed on residential parcels in the Montecito Community Plan Area.

ACTION: The Montecito Planning Commission received a briefing regarding detached accessory structures and provided initial comments and recommendations regarding potential amendments to the Montecito Architectural Guidelines and Development Standards (Guidelines) and/or the Montecito Land Use and Development Code (MLUDC) and Coastal Zoning ordinance (CZO). No action was taken. The Commission provided the following initial direction to staff on the four issues presented in the staff report:

1. Unenclosed Accessory Buildings

- Apply the 800 square-foot building footprint limitation (MLUDC Section 35.442.020.B.6 and CZO Section 35-210.2) to all portions of a building under a solid roof, including unenclosed portions.
- Use the term “permanent” roof instead of “solid” roof to describe unenclosed accessory buildings.

2. Height Limit

- The visibility of two-story detached accessory structures is a concern.
- Limit the maximum height of detached accessory structures in the Inland Area to the maximum height of accessory dwelling units (ADUs) proposed in the Montecito ADU ordinance amendments (Case No. 16ORD-00000-00015, May 17, 2017).

3. Rear Setback Regulations

- **Clarify that the rear setback regulations (MLUDC Section 35.442.020.B.4.a.3 and CZO Section 35-210.1) mean that the combined footprint of all detached accessory structures shall not exceed 30 percent of the rear setback area.**

4. Floor Area

- **Consider limiting overall lot coverage to 40 percent or less.**
- **Use a sliding scale tied to parcel size as a guideline to limit the aggregate floor area of detached accessory structures, similar to the table proposed for limiting the size of ADUs proposed in the Montecito ADU ordinance amendments.**

The 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