



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION AGENDA

Hearing of March 23, 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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*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 **14CDH-00000-00014**, **16ORD-00000-00002**, or **16ORD-00000-00003** 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 February 17, 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:**

- 1. **SGMA Briefing**  
Glenn Russell, Director, Planning and Development Department (805) 568-2000

The Planning Commission will receive a briefing on the Sustainable Groundwater Management Act by Glenn Russell, Planning and Development Department. (Estimated Time: 45 min.)

- 2. **14CDH-00000-00014** **Olsten Trust Single-Family Demo/ Rebuild, Detached Garage, and Pool** **1154 Channel Drive**  
Exempt, CEQA Guidelines Sections 15301 & 15303 Alex Tuttle, Supervising Planner (805) 884-6844  
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Matthew Ewing, agent for the property owner, Olsten Montecito Trust, to consider Case No. 14CDH-00000-00014, [application filed on June 10, 2014] 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 the demolition of an existing 3,802 square foot single family dwelling (SFD) and 520 square foot attached garage and the construction of a new 3,187 square foot single family dwelling with a 881 square foot basement, a new 680 square foot

detached garage and a new detached pool cabana of approximately 570 square feet; and to determine the project is exempt pursuant to Sections 15301 and 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-352-019, a 0.44-acre parcel zoned 1-E-1, located at 1154 Channel Drive in the Montecito Community area, First Supervisorial District. (Continued from 5/20/15, 1/20/16, and 2/17/16) (Estimated Time: 30 min)

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| <b>3.</b> | <b>16ORD-00000-00002</b>               | <b>Montecito Architectural Guidelines and</b> | <b>Montecito</b>   |
|           | <b>16ORD-00000-00003</b>               | <b>Development Standards Limited Update</b>   |  |
|           | Exempt, CEQA Guidelines Sections 15308 |   | Allen Bell, Supervising Planner (805) 568-2056<br>Julie Harris, Planner (805) 568-3543 |

Hearing on the request of the Planning and Development Department for the Montecito Planning Commission to consider making recommendations to the Board of Supervisors regarding the following:

- a) Recommend that the Board of Supervisors adopt a resolution to amend the *Montecito Architectural Guidelines and Development Standards*, amending guidelines that address basements, net floor area, and retaining walls; and make other minor corrections and language revisions that do not materially change the existing regulations and serve only to clarify or correct existing language;
- b) Recommend that the Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00002) amending the zoning regulations of the Montecito Land Use and Development Code, Section 35-2 of Chapter 35, Zoning, of the Santa Barbara County Code, by amending Subsection 35.428.070.C (incorporate required development standards into the Montecito Hillside Overlay Zone rather than reference) and Subsection 35.430.090.C.2 (Height – amend the maximum height applicable to hillside development);
- c) Recommend that the Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00003) amending the zoning regulations of the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code, by amending Section 35-127.A.3 (Height– amend the maximum height applicable to hillside development); and
- d) Recommend that the Board of Supervisors determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308. (Estimated Time: 2.5 hrs)

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