



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION AGENDA

Hearing of January 16, 2013
9:00 a.m.

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

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000 (Planning & Development)

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 (12CUP-00000-00015, 12GOV-00000-00025, 12GOV-00000-00026, 12CDH-00000-00018, 12CUP-00000-00016, 12ORD-00000-00003, 12ORD-00000-00004, 12ORD-00000-00016) 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.*

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:** *by David Villalobos.*
- V. **ELECTION OF THE 2013 MONTECITO PLANNING COMMISSION CHAIR, FIRST VICE CHAIR, AND SECOND VICE CHAIR**
- VI. **APPOINTMENT OF THE 2013 MONTECITO PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**
- VII. **AGENDA STATUS REPORT:** *The Montecito Planning Commission Secretary will report on the status of the items on today's agenda.*
- VIII. **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.*
- IX. **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.*
- X. **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.*
- XI. **MINUTES:** The Minutes of November 28, 2012 and December 5, 2012 will be considered.
- XII. **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.*
- XIII. **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 and 11/28/12) (Estimated Time: 15 min.)

The applicant has requested that this item be continued to the hearing of February 20, 2013.

- Van Wolfswinkel Demo/New**
2. **12CDH-00000-00018 Dwelling and Accessory Structure 1210 Channel Drive**
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 and 11/28/12) (Estimated Time: 5 min.)

The applicant has requested that this item be continued to the hearing of February 20, 2013.

3. **12CUP-00000-00016 880 Picacho Lane Trust Conditional Use Permit 880 Picacho Lane**
Exempt, CEQA Guidelines Section 15303 Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner, (805) 884-8068

Hearing on the request of Steve Fort, agent for the owner, 880 Picacho Lane Trust, to consider Case No. 12CUP-00000-00016, [application filed on 5-14-12] for a Conditional Use Permit to

allow entry gates of 7 feet in height and posts of 9 feet 11 inches in height compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on property zoned 2-E-1; determine that the project is exempt pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 011-100-034, located at 880 Picacho Lane, in the Montecito area, First Supervisorial District. (Estimated Time: 15 min.)

4.	12ORD-00000-00003 12ORD-00000-00004	Temporary Uses (Special Events) Ordinance Amendments	Montecito
	Exempt, CEQA Guidelines Sections 15061(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:

- a) **12ORD-00000-00003.** Adopt a recommendation to the Board of Supervisors that they adopt an ordinance (Case No. 12ORD-00000-00003) amending Division 35.4, Montecito Standards for Specific Land Uses, 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) **12ORD-00000-00004.** Adopt a recommendation to the County Planning Commission that they recommend to the Board of Supervisors that they adopt an ordinance (Case No. 12ORD-00000-00004) amending Division 2, Definitions, and Division 7, General Regulations, 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 purpose of the proposed ordinances is to clarify existing regulations and implement new regulations regarding the use of property for temporary uses (special events), and make other minor clarifications, corrections and revisions. (Continued from 7/25/12 and 9/26/12) (Estimated Time: 1 hr.)

5.	12ORD-00000-00016	Nonconforming Time Extension Ordinance Amendment	Montecito
	Exempt, CEQA Guidelines Sections 15061(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 adopt a recommendation to the Board of Supervisors that the Board adopt an ordinance (Case No. 12ORD-00000-00016) amending Division 35.9, Montecito Land Use and Development Code Administration, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code to give the Director of the Planning and Development Department the discretion to grant a second extension to the time period in which the reconstruction of a nonconforming structure that has been damaged or destroyed by an earthquake, fire, flood, vandalism, or other calamity beyond the control of the owner must be commenced; 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. (Estimated Time: 1 hr.)

Dianne M. Black
Secretary to the Montecito Planning Commission

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