

ACTION: Commissioner Gottsdanker moved, seconded by Commissioner Phillips and carried by a vote of 4 to 0 (Overall absent) to continue the item to the hearing of January 16, 2013, at the request of the applicant.

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)

ACTION: Commissioner Eidelson moved, seconded by Commissioner Gottsdanker and carried by a vote of 4 to 0 (Overall absent) to continue the item to the hearing of January 16, 2013, at the request of the applicant.

3. **12CUP-00000-00013 Crown Castle Distributed Antenna System Upgrade Montecito**
Exempt, CEQA Guidelines Sections 153061(b)(3), Anne Almy, Supervising Planner (805) 568-2053
15301(b), 15302(c), 15303, 15304 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: Commissioner Phillips moved, seconded by Commissioner Eidelson and carried by a vote of 3 to 1 (Gottsdanker no; Overall absent) to:

1. **Make the findings for denial of the project, provided at the hearing November 28, 2012;**
2. **Determine that the denial of the project is exempt from CEQA pursuant to CEQA Guidelines Section 15270; and**
3. **Deny the project, Case No. 12CUP-00000-00013.**

4. **12CUP-00000-00018**
12CDP-00000-00038 **Crown Castle Distributed Antenna System Upgrade** **Montecito**
Exempt, CEQA Guidelines Sections 153061(b)(3), Anne Almy, Supervising Planner (805) 568-2053
15301(b), 15302(c), 15303, 15304 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: Commissioner Phillips moved, seconded by Commissioner Eidelson and carried by a vote of 3 to 1 (Gottsdanker no; Overall absent) to:

1. **Make the findings for denial of the project, provided at the hearing of November 28, 2012;**
2. **Determine that the denial of the project is exempt from CEQA pursuant to CEQA Guidelines Section 15270; and**
3. **Deny the project, Case Nos. 12CUP-00000-00018 and 12CDP-00000-00038.**

5. **12GPA-00000-00003**
12ORD-00000-00015 **Inclusionary Housing Ordinance Amendment** **Montecito**
Exempt, CEQA Guidelines Section Jeff Hunt, Deputy Director, Long Range Planning (805) 568-2072
15061(b)(3) 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: Commissioner Gottsdanker moved, seconded by Commissioner Eidelson and carried by a vote of 4 to 0 (Overall absent) to continue the item to the hearing of January 16, 2013, at the request of staff.

There being no further business to come before the Commission, the hearing was adjourned until 9:00 a.m. on December 5, 2012, in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 12:40 p.m.

Dianne M. Black
Secretary to the Montecito Planning Commission



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION UNAPPROVED MINUTES

Special Hearing of December 5, 2012
9:00 a.m.

The regular hearing of the Santa Barbara County Montecito Planning Commission was called to order by Chair Sue Burrows, at 9:01 a.m., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMISSIONERS PRESENT:

MICHAEL PHILLIPS
DANIEL EIDELSON 1ST VICE-CHAIR
CLAIRE GOTTSDANKER 2ND VICE-CHAIR
SUE BURROWS Chair
JACK OVERALL

COMMISSIONERS ABSENT: None

STAFF MEMBERS PRESENT:

Dianne M. Black, Secretary to the Montecito Planning Commission/Assistant Director
David Villalobos, Recording Secretary to the Montecito Planning Commission
Rachel Van Mullem, Chief Deputy County Counsel
Jenna Richardson, Deputy County Counsel
Jeff Hunt, Deputy Director, Long Range Planning
Allen Bell, Supervising Planner, Long Range Planning
Erika Leachman, Planner, Long Range Planning
Dinah Lockhart, Deputy Director, Housing and Community Development Division, Community Services Department
Margo Wagner, Housing Specialist, housing and Community Development Division, Community Services Department

NUMBER OF INTERESTED PERSONS: 0

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **PUBLIC COMMENT:** None.

V. STANDARD AGENDA:

- 12GPA-00000-00003**
1. 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; and
- 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.

The County Planning Commission will 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. (Continued from 11/28/12)

ACTION: Commissioner Gottsdanker moved, seconded by Commissioner Phillips and carried by a vote of 5 to 0 to:

Case No. 12GPA-00000-00003: Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors approve Case No. 12GPA-00000-00003 as shown in Attachment 1, Exhibit 1A of the staff report, dated November 21, 2012, based on the ability to make the required findings and adopt a Resolution of the Montecito Planning Commission (Attachment 1 of the staff report, dated November 21, 2012) to:

- 1) **Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors make the required findings for the proposed amendment specified in Attachment 3 of the staff report, dated November 21, 2012, including CEQA findings; and**
- 2) **Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors determine that the proposed amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the Guidelines for Implementation of CEQA and the Notice of Exemption, included as Attachment 4 of the staff report, dated November 21, 2012; and**
- 3) **Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors approve Case No. 12GPA-00000-00003, the proposed amendment to the Housing Element of the County Comprehensive Plan, included as Exhibit 1A of the staff report, dated November 21, 2012, and delete Appendix A: Inclusionary Housing Program.**

Case No. 12ORD-00000-00015: Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors approve Case No. 12ORD-00000-00015 as shown in Attachment 2, Exhibit 2A of the staff report, dated November 21, 2012, based on the ability to make the required findings and adopt a Resolution of the Montecito Planning Commission (Attachment 2 of the staff report, dated November 21, 2012) to:

- 1) Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors make the required findings for approval of the proposed Inclusionary Housing Ordinance specified in Attachment 3 of the staff report, dated November 21, 2012, including CEQA findings;**
- 2) Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors determine that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the Guidelines for Implementation of CEQA and the Notice of Exemption, included as Attachment 4 of the staff report, dated November 21, 2012; and**
- 3) Recommend that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors approve Case No. 12ORD-00000-00015, the proposed Inclusionary Housing Ordinance as an amendment to Chapter 46 of the County Code, as shown in Exhibit 2A of the staff report, dated November 21, 2012.**

There being no further business to come before the Commission the hearing was adjourned until 9:00 a.m. on January 16, 2013, in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 10:12 a.m.

Dianne M. Black
Secretary to the Montecito Planning Commission