



# COUNTY OF SANTA BARBARA

## MONTECITO PLANNING COMMISSION AGENDA

**Special Hearing of April 12, 2017  
9:00 a.m.**

SUSAN KELLER, CHAIR  
J'AMY BROWN, 1<sup>ST</sup> VICE-CHAIR  
JACK OVERALL, 2<sup>ND</sup> VICE-CHAIR  
DONNA SENAUER  
CHARLES NEWMAN

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

*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 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 Montecito 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 project(s) 16ORD-00000-00015, 16ORD-00000-00016, 17ORD-00000-00001, 17ORD-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.*

*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>, 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:** *by David Villalobos.*
- IV. **PUBLIC COMMENT:** *Public Comment period is set aside to allow public testimony on items **not** on today's special hearing agenda. When testifying before the Montecito Planning Commission, personal attacks and other disruptive behavior are not appropriate.*

**V. STANDARD AGENDA:**

	<b>16ORD-00000-00015</b>	<b>Accessory Dwellings</b>	
<b>1.</b>	<b>16ORD-00000-00016</b>	<b>Units Ordinance Amendments</b>	<b>Montecito</b>
	<b>Exempt, CEQA Guidelines Sections 15265 &amp; 15282(h)</b>	<b>Dianne Black, Assistant Director (805) 568-2000</b>	
		<b>Noel Langle, Planner (805) 568-2067</b>	

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

- a) **16ORD-00000-00015.** Adopt a recommendation to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00015) amending Division 35.2, Montecito Zones and Allowable Land Uses, Division 35.3, Montecito Site Planning and Other Project Standards, Division 35.4, Montecito Standards for Specific Land Uses, Division 35.6, Montecito Site Development Regulations, Division 35.7, Montecito Planning Permit Procedures, Division 35.9, Montecito Land Use and Development Code Administration, 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 Santa Barbara County Code;
- b) **16ORD-00000-00016.** Adopt a recommendation to the County Planning Commission that it recommend to the Board of Supervisors that Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00016) amending Division 2, Definitions, Division 4, Zoning Districts, Division 7, General Regulations, Division 11, Permit Procedures, Division 12, Administration, Division 13, Summerland Community Plan Overlay, and Division 16, Toro Canyon (TCP) Overlay District, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code; and

to determine the project is exempt from CEQA pursuant to Sections 15265 and 15282(h) of the State Guidelines for Implementation of the California Environmental Quality Act. The proposed ordinance amendments revise existing development standards and permit procedures in order to implement recent State legislation regarding accessory dwelling units which are currently referred to as “residential second units” in the zoning ordinances. The proposed amendment to the Montecito Land Use and Development Code also deletes language that only applies within the Coastal Zone. (Continued from 3/22/17) (Estimated Time: 1.5 hrs.)

	<b>17ORD-00000-00001</b>	<b>Transitional and Supportive</b>	
<b>2.</b>	<b>17ORD-00000-00003</b>	<b>Housing Ordinance Amendments</b>	<b>Montecito</b>
	<b>Exempt, CEQA Guidelines Sections 15061(b)(3)</b>	<b>Allen Bell, Supervising Planner (805) 568-2056</b>	
		<b>Jessica Steele, Planner (805) 884-8082</b>	

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

- a) **17ORD-00000-00001.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 17ORD-00000-00001) amending Division 35.2, Montecito Zones and Allowable Land Uses, Division 35.4, Montecito Standards for Specific Land Uses, and Division 35.10, Glossary, of Section 35-2, the Montecito Land Use and Development Code (MLUDC), of Chapter 35, Zoning, of the Santa Barbara County Code;
- b) **17ORD-00000-00003.** Recommend that the County Planning Commission recommend that the Board of Supervisors adopt an ordinance (Case No. 17ORD-00000-00003) amending Division 2, Definitions, Division 4, Zoning Districts, and Division 7, General Regulations, of Article II, the Coastal Zoning Ordinance (CZO), of Chapter 35, Zoning, of

the Santa Barbara County Code; and

to determine the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The proposed ordinance amendments add definitions of transitional and supportive housing and allow transitional and supportive housing as residential uses, subject only to those permits and regulations that apply to other dwellings of the same type in the same zone, pursuant to Government Code Sections 65582 and 65583(a)(5). (Estimated Time: 45 min.)

The 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