



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION AGENDA

**Hearing of May 16, 2018
9:00 a.m.**

JOE COLE, CHAIR
CHARLES NEWMAN, 1ST VICE-CHAIR
DONNA SENAUER, 2ND VICE-CHAIR
SUSAN KELLER

Santa Barbara County
Planning Commission Hearing Room
123 East Anapamu Street, Room 17
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 project(s) 17GPA-00000-00004 or 17ORD-00000-00015 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>, and on the County's YouTube channel at <https://www.youtube.com/user/CSBTv20>*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** *by Chair, Joe Cole.*
- 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 April 17, 2018 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. **PROJECTS STATUS UPDATE:** *The Montecito Planning Commission will receive an update on the status of projects previously reviewed by the Commission.*
- XII. **INTENT TO WAIVE A PUBLIC HEARING:** *The County of Santa Barbara intends to waive the required public hearing for the proposed coastal development permit unless a written request for such hearing is submitted to the Planning and Development Department by 5:00 p.m. on May 31, 2018. All requests for a hearing must be submitted to Santa Barbara County, Planning and Development Department, 123 E. Anapamu Street, Santa Barbara, CA 93101, Attention: Ciara Ristig, or faxed to 805-568-2030. NOTE: Failure by a person to request a public hearing may result in the loss of that person's ability to appeal any action taken by the County of Santa Barbara.*

602 Miramar LLC Single
17CDH-00000-00041 Family Dwelling Renovations 60 Miramar Avenue
Ciara Ristig, Planner (805) 568-2077

The proposed project is for a Coastal Development Permit to replace the doors and windows of the existing single-family dwelling and remodel the structure's interior and exterior. The project also consists of new fencing, walkways, patios, and new landscaping. The two-story existing residence is 1,147 square feet on the first floor and 938 square feet on the second

floor. The project site is addressed as 60 Miramar Lane, located south of the U.S. Highway 101 and immediately to the west of the Miramar Hotel project. The property is a 0.22-acre parcel zoned 15-R-1 and is shown as Assessor Parcel Number 009-344-008, which is in the Montecito Community Plan area, First Supervisorial District.

XIII. STANDARD AGENDA:

1. Thomas Fire and January Mudslides Rebuilding Report Montecito

The Montecito Planning Commission will receive a report from the Planning and Development Department on rebuilding after the Thomas Fire and January Mudslides. (Continued from 1/25/18 and 2/21/18) (Estimated Time: 15 min.)

**2. 17GPA-00000-00004 Santa Barbara County Coastal Resiliency
17ORD-00000-00015 Project – Local Coastal Program (LCP) Amendment Countywide
Exempt, CEQA Guidelines Sections 15250, 15251(f) Allen Bell, Supervising Planner (805) 568-2056
Selena Evilsizor, Planner (805) 568-3577**

Hearing on the request of the Planning and Development Department (P&D) that the Montecito Planning Commission:

- a) **17GPA-00000-00004.** Adopt a Resolution recommending that the County Planning Commission adopt a Resolution recommending that the Board of Supervisors adopt a Resolution (Case No. 17GPA-00000-00004) amending Chapter 3, The Resource Protection and Development Policies, and Appendix A, Definitions of the Coastal Land Use Plan; and adding a new Appendix J, Coastal Hazards Screening Map; and
- b) **17ORD-00000-00015.** Adopt a Resolution recommending that the County Planning Commission adopt a Resolution recommending that the Board of Supervisors adopt an Ordinance (Case No. 17ORD-00000-00015) amending the Coastal Zoning Ordinance to add new text to Division 2, Definitions; and to revise existing and add new development standards to Division 3, Development Standards, Section 35-61, Beach Development, and Section 35-67, Bluff Development; Division 5, Overlay Districts, Section 35-97.19, Development Standards for Stream Habitats; Division 10, Nonconforming Structures and Uses, Section 35-162, Nonconforming Buildings and Structures, and add a new Appendix I, Technical Guidelines for Preparation of a Coastal Hazard Report.

The policies and development standards within this Local Coastal Program (LCP) Amendment (Coastal Land Use Plan and Coastal Zoning Ordinance amendments) are intended to prepare for, mitigate, and respond to future hazards resulting from sea level rise. (Estimated Time: 1.5 hrs.)

The Montecito Planning Commission Agenda, Marked Agenda and Staff Reports are available on the Planning and Development Web Site at www.sbcountyplanning.org

Jeff Wilson
Secretary to the Montecito Planning Commission