



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of November 18, 2015
9:00 a.m.

J' AMY BROWN, CHAIR
JACK OVERALL, 1ST VICE-CHAIR
MICHAEL PHILLIPS, 2ND VICE CHAIR
SUSAN KELLER
JOSEPH COLE

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

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 <http://www.countyofsb.org/ceo/csbtv.aspx?id=1558> and digitally archived at <http://www.countyofsb.org/ceo/media02.aspx>*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, J' Amy Brown.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Chair Brown attended the November 9 Joint Chairs meeting where the issue of both short-term and long-term improvements to the Planning Commission hearing room were discussed, the November 2 Montecito Association Land Use Committee meeting, and the October 30 Pearl Chase meeting, where both the Hosmer Adobe and Miramar projects were discussed.
- IX. **MINUTES:** The Minutes of October 21, 2015 were considered as follows:
ACTION: Approved the Minutes of October 21, 2015.
Cole/Overall Vote: 5-0
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XI. STANDARD AGENDA:

- 1. 14CDH-00000-00040 Kane Trust Private Water Wells 1055 Fairway Road**
14CDH-00000-00041
Exempt, CEQA Guidelines Sections 15270 Alex Tuttle, Supervising Planner (805) 884-6844
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Denise Allec, agent for the applicants, Lonnie and Karen Kane, to consider Case No. 14CDH-00000-00040 [application filed on December 19, 2014] and Case No. 14CDH-00000-00041 [application filed on December 22, 2014] for two Coastal Development Permits in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1, to allow construction of a new private water well on each of the common-ownership lots. The application involves AP Nos. 009-283-020 and 009-283-013, located at 1055 Fairway Road, in the Montecito area, First Supervisorial District. (Continued from 4/15/15, 7/22/15, and 8/19/15)

ACTION: Dropped the item from the Standard Agenda, at the request of the applicant.

Overall/Keller Vote: 5-0
Appeal process not applicable.

- 2. Short-term Rental Ordinance Briefing Countywide**
Matt Schneider, Deputy Director (805) 568-2072
Jessica Metzger, Planner (805) 568-3532

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission receive a staff briefing regarding the use of Short-term Rentals (STRs) within the unincorporated County, and provide direction to staff to develop specific zoning ordinance amendments to the Montecito Land Use and Development Code (LUDC) and Coastal Zoning Ordinance (Article II) for the use or prohibition of STRs within the unincorporated County.

ACTION: Received a staff briefing and considered public testimony on the use of Short-term Rentals within the unincorporated County, provided direction to staff to develop specific zoning ordinance amendments to the Montecito LUDC and Article II for the prohibition of Short-term Rentals, directed staff to return to the Montecito Planning Commission with draft zoning ordinance amendments for Montecito Planning Commission consideration and recommendation to the County Planning Commission and County Board of Supervisors, and determined that the briefing and Commission's direction to staff does not constitute a project under the California Environmental Quality Act (CEQA).

Cole/Keller Vote: 5-0
Appeal process not applicable.

- 3. 15CDH-00000-00014 Kolodziejski Pool and Spa 290 Sheffield Drive**
Exempt, CEQA Guidelines Section 15303(e) Alex Tuttle, Supervising Planner (805) 884-6844
Sean Herron, Planner (805) 568-3510

Hearing on the request of Jeremy Martinez, agent for the owner Dan Kolodziejski, to consider Case No. 15CDH-00000-00014 [application filed on May 18, 2015] 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 a new swimming pool, detached spa, and related mechanical

equipment in the backyard of an existing single-family residence, and to determine the project is exempt from CEQA pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 005-560-006, located at 290 Sheffield Drive in the Montecito Community Plan area, First Supervisorial District.

ACTION: Approved the project with revisions to the Conditions of Approval.

**Overall/Cole Vote: 4-0 (Keller absent)
10 day appeal period; no fee required (Coastal Zone).**

**4. Revised Conditional Use Permit for
12RVP-00000-00008 Montecito Family YMCA Master Plan 591 Santa Rosa Lane**

Exempt, CEQA Guidelines Section 15270

Anne Almy, Supervising Planner (805) 568-2053
Natasha H. Campbell, Planner (805) 570-4871

Hearing on the request of Kevin Dumain, architect/agent for the Montecito Family YMCA (YMCA) to consider Case No. 12RVP-00000-00008 [application filed February 8, 2012] in compliance with Section 35.472.060 of the Montecito Land Use and Development Code (MLUDC), for a revised Conditional Use Permit (CUP) to update the YMCA Master Plan approved under Case No. 78-CP-75 for the purpose of renovating, enhancing, and expanding the existing facilities. The revised CUP would allow for demolition and reconstruction of existing buildings; construction of several new buildings; and continuation of existing recreational, fitness, well-being programs, a licensed pre-school, and an after-school day-care program. The request requires approval of a modification to the MLUDC required 137 parking spaces, to allow:

- Parking spaces for 65 vehicles onsite with overflow to the Lower Manning Park parking lot during the day and to the Montecito Union School parking lot in the evenings and on weekends. The off-site parking lots are subject to short-term use agreements, (6-month cancellation clause and three-year rolling agreement, respectively); and
- Parking to accommodate 89 vehicles onsite with implementation of valet parking services during peak parking periods if existing off-site parking becomes unavailable; and

to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15270, projects which are disapproved. The application involves API No. 007-270-005, located at 591 Santa Rosa Lane, in the Montecito area, First Supervisorial District.

ACTION: Dropped the item from the Standard Agenda, at the request of the applicant.

**Overall/Phillips Vote: 5-0
Appeal process not applicable.**

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