



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of November 28, 2018  
9:00 a.m.

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JOE COLE, CHAIR  
CHARLES NEWMAN, 1<sup>ST</sup> VICE-CHAIR  
DONNA SENAUER, 2<sup>ND</sup> VICE-CHAIR  
SUSAN KELLER  
BOB KUPIEC

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 <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 Charles Newman
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** Chair Cole was absent.
- V. **AGENDA STATUS REPORT:** by Jeff Wilson.
- VI. **PROJECTION REPORT:** by Jeff Wilson.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Keller voiced concerns over the lack of a process to involve the Montecito Planning Commission in things that are going on within the community. She has heard reports of projects (e.g. debris flow nets, micro grid, new debris basis) and decisions being made by outside organizations that are not bound to upholding the Montecito Community Plan, and this is not how a public transparent process should occur. These projects could benefit from the input of the Montecito Planning Commission and the Montecito Board of Architectural Review. Commissioner Senauer supports Commissioner Keller's comments, and indicated that she has made an effort to obtain information that other organizations have received for these projects. She received direction that Planning and Development is how best to inform the Montecito Planning Commission. Chair Newman noted that this is an issue of jurisdiction, and he shares the disappointment of Commissioners Senauer and Keller as a matter of grace. He would like the stature of the Commission to be available to the public for important issues in the community.
- IX. **MINUTES:** The Minutes of October 17, 2018 were considered as follows:  
**ACTION:** **Approved the Minutes of October 17, 2018, as revised.**  
**Senauer/Keller** **Vote: 4-0 (Cole absent)**

- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- XI. **PROJECTS STATUS UPDATE:** by Jeff Wilson.
- XII. **INTENT TO WAIVE A PUBLIC HEARING:** *The County of Santa Barbara intends to waive the required public hearing for the proposed time extension and coastal development permits unless a written request for such hearing is submitted to the Planning and Development Department by 5:00 p.m. on December 7, 2018 (18TEX-00000-00017) or December 6, 2018 (18CDH-00000-00028). 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 (18TEX-00000-00017) or Attention: Sean Stewart (18CDH-00000-00028), 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.*

	<b>Wolf/Gruning Lot Line</b>	
<b>18TEX-00000-00017</b>	<b>Adjustment Time Extension</b>	<b>57 Humphrey Road</b>
<hr style="width: 100%;"/>		
Ciara Ristig, Planner (805) 568-2077		

The proposed project is for a Two Year Time Extension to previous approved 16CDP-00000-00059: The project is for a Coastal Development Permit for the Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35-169.4.3 of Article II, Coastal Zoning Ordinance, to adjust property lines between two legal lots. Parcel #1 is a 0.184-acre lot located at 59 Humphrey Road (APN 009-331-023), and Parcel #2 is a 0.164-acre lot located at 57 Humphrey Road (APN 009-331-024). After adjusting the lot line, the shared property line would no longer transect through the two existing dwellings on the two subject parcels. Parcel #1 would decrease in size to 0.158 acres (6,916.3 square feet) and Parcel #2 would increase in size to 0.19 acres (8,256.7 square feet). Both lots are currently nonconforming as it relates to the 15,000 square foot minimum lot size for the 15-R-1 zone district and after the Lot Line Adjustment both parcels would remain nonconforming as to this parcel size requirement. No grading or tree removal is included in this project. The subject lots are shown as Lot 24 (Parcel #1) and Lot 23 (Parcel #2) on Record of Survey Book 1, Page 29 – Tract “Oceanside”, and are located at 59 Humphrey Road and 57 Humphrey Road, respectively, in the Urban, in the Montecito Community Plan Area, First Supervisorial District.

**ACTION: Acknowledged intent to waive public hearing. No action was taken.**

	<b>Adelson Retaining Wall</b>	
<b>18CDH-00000-00028</b>	<b>1508 Miramar Beach Drive</b>	
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Sean Stewart, Planner (805) 568-2517		

The project is for a Coastal Development Permit to allow the construction of an 8 foot tall retaining wall that measures 23 feet in length. No grading is required. No trees are proposed for removal. The application involves Assessor Parcel Number 009-345-007, located at 1508 Miramar Beach Drive in the Montecito Community Plan Area, First Supervisorial District.

**ACTION: Acknowledged intent to waive public hearing. No action was taken.**

XIII. **STANDARD AGENDA:**

- 1. 

	<b>Cooper Appeal of the Willfong</b>	
<b>18APL-00000-00014</b>	<b>Retaining Wall Land Use Permit</b>	<b>340 E. Mountain Drive</b>
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Exempt, CEQA Guidelines Sections 15301(i)(1) And 15303(a)	Alex Tuttle, Supervising Planner (805) 884-6844 Tess Harris, Planner (805) 568-3319	

Hearing on the request of Kent Cooper, Appellant, to consider Case No. 18APL-00000-00014 [appeal filed on June 14, 2018], the appeal of the Director's decision to approve a Land Use Permit (Case No. 17LUP-00000-00060) allowing for the construction of a retaining wall south

of the single family dwelling and the permitting of as-built accessory development to abate Building Violation 16BDV-00000-00158 in compliance with Chapter 35.492 of the Montecito Land Use and Development Code (MLUDC), on property located in the 3-E-1 zone. The application involves Assessor Parcel Number 013-030-017, located at 340 East Mountain Drive in the Montecito Community Plan Area, First Supervisorial District. (Continued from 10/17/18)

**ACTION:** Accepted late submittal from Christopher E. Haskell into the record.

**Kupiec/Keller**                      **Vote: 4-0 (Cole absent)**  
**Appeal process not applicable.**

**ACTION:** Denied the appeal, Case No. 18APL-00000-00014; made the required findings for approval, including CEQA findings; determined the project is exempt from CEQA; and granted *de novo* approval of Case No. 17LUP-00000-00060.

**Senauer/Kupiec**                      **Vote: 3-0-1 (Keller abstained; Cole absent)**  
**10 day appeal period; fee required**

**2.                                      Thomas Fire and January Debris Flow 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 Debris Flow.

**ACTION:** The Montecito Planning Commission received a report from the Planning and Development and the Public Works Department on rebuilding after the Thomas Fire and January Mudslides. No action was taken.

The Montecito 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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Jeff Wilson  
Secretary to the Montecito Planning Commission