



COUNTY OF SANTA BARBARA

JOINT MONTECITO PLANNING COMMISSION AND COUNTY PLANNING COMMISSION AGENDA

Hearing of December 20, 2017
9:00 a.m.

SUSAN KELLER, CHAIR
J'AMY BROWN, 1ST VICE-CHAIR
CHARLES NEWMAN
DONNA SENAUER
DAN EIDELSON

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

COUNTY PLANNING COMMISSION

* **The County Planning Commission will be participating only on Items #1 and #2**

C. MICHAEL COONEY	1st District, Chair
CECILIA BROWN	2nd District
CERENE ST. JOHN	3rd District
LARRY FERINI	4th District
DANIEL BLOUGH	5th District, Vice-Chair

The Montecito Planning Commission hearing is expected to be adjourned due to a lack of quorum attending. The County Planning Commission will review Items #1 and #2 as scheduled.

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, 17ORD-00000-00015, 17ORD-00000-00017, 17APL-00000-00013, or 17APL-00000-00014 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, Susan Keller.
- 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 November 15, 2017 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. STANDARD AGENDA:

- 1. 17GPA-00000-00004 Joint Planning Commission Workshop on the
17ORD-00000-00015 Santa Barbara County Coastal Resiliency Project Countywide**
Exempt, CEQA Guidelines Sections 15060(c)(3) Mindy Fogg, Supervising Planner (805) 884-6848
15378(b)(2) Selena Evilsizor, Planner (805) 568-2517

Hearing on the request of the Planning and Development Department (P&D) that the County and Montecito Planning Commissions (1) receive a staff briefing regarding the project history and current status of the Coastal Resiliency Project, and (2) provide initial comments and direction regarding potential amendments to the Coastal Land Use Plan and Coastal Zoning Ordinance [Local Coastal Program (LCP)] that would address sea level rise as a coastal hazard to be considered in future permitting and planning processes. (Estimated Time: 1.5 hrs.)

- 2. 17ORD-00000-00017 Revised Cultural Resources
Thresholds of Significance Countywide**
Exempt, CEQA Guidelines Sections 15064.7 & 15378 Dr. Glenn Russell, Director (805) 568-2085

Hearing on the request of the Santa Barbara County Planning and Development Department to consider Case No. 17ORD-00000-00017, and recommend that the Board of Supervisors amend the County of Santa Barbara's Environmental Thresholds and Guidelines Manual, by revising thresholds of significance to guide the County's environmental analysis of cultural resources for projects subject to the California Environmental Quality Act (CEQA); and recommend that the Board of Supervisors find the adoption of a revised thresholds is exempt pursuant to CEQA Guidelines Sections 15064.7, 15378, and 15378(d). (Estimated Time: 45 min.)

- 3. 17APL-00000-00013 MacElhenny Appeal of the
17APL-00000-00014 Lighthouse Trust Demo/Rebuild 1948/1952 Tollis Avenue**
Exempt, CEQA Guidelines Section 15303 Anne Almy, Supervising Planner (805) 568-2053
Mark Friedlander, Planner (805) 568-2046

Hearing on the request of Christopher Price, agent for the appellant, Michael MacElhenny, to consider Case Nos. 17APL-00000-00013 and 17APL-00000-00014 [applications filed on September 5, 2017], to appeal the Montecito Board of Architectural Review's preliminary approval of Case No. 16BAR-00000-00219 and the Director's approval of Case No. 17LUP-00000-00035, in compliance with Chapter 35.492.040 of the Montecito Land Use and Development Code, on property located in the 2-E-1 zone; and to determine that approval of the project is exempt pursuant to State CEQA Guidelines Section 15303. The application involves Assessor Parcel Nos. 007-110-001 and 007-110-002, located at 1948 and 1952 Tollis Avenue, in the Montecito Community Plan area, First Supervisorial District. (Estimated Time: 1 hr.)

12:00 p.m.

Recess for Planning Commission Holiday Luncheon

***Opal Restaurant
1325 State Street.
Santa Barbara, CA***

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

Dianne M. Black
Secretary to the Montecito Planning Commission

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