



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of January 17, 2007
9:00 a.m.

BOB BIERIG, Vice Chair
CLAIRE GOTTSDANKER
MICHAEL PHILLIPS

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
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.

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Bob Bierig, Vice Chair.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All commissioners were present.
- V. **AGENDA STATUS REPORT:** Presented by Dianne Meester Black.
- VI. **PRESENTATION OF RESOLUTION TO ROBERT MEGRHREBLIAN:** Robert Meghreblian was presented with a resolution for his four years of service on the Montecito Planning Commission. Supervisor Salud Carbajal congratulated and thanked Mr. Meghreblian for his leadership and vision. Commissioner Bierig gave credit to Mr. Meghreblian for his spearheading efforts to form the Montecito Planning Commission and congratulated him for all that he has done.
- VII. **APPOINTMENT OF THE 2007 MONTECITO PLANNING COMMISSION CHAIR, FIRST VICE CHAIR AND SECOND VICE CHAIR:**
ACTION: Continued the item to the hearing of February 21, 2007.
Gottsdanker/Phillips **Vote: 3-0**
- VIII. **APPOINTMENT OF THE 2007 MONTECITO PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**
ACTION: Continued the item to the hearing of February 21, 2007.
Gottsdanker/Phillips **Vote: 3-0**
- IX. **PROJECTION REPORT:** Presented by Dianne Meester Black.
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by John Baker. The issue of appointments to the Montecito Planning Commission was

cleared up at this week's Board of Supervisors hearing, and the item will be placed on the consent agenda at the next board hearing. He expects that the Montecito Planning Commission will be set to swear in at least one new commissioner at their next regular meeting. Also, Mr. Baker recently rode along with a Planning and Development building inspector through Montecito, and complimented the Commission and staff for the maintenance of quality of construction and land use in the community.

XI. **PUBLIC COMMENT:** Bob Easton recognized Robert Meghreblian for his years of service.

XII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.

XIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.

XIV. **MINUTES:** The Minutes of December 20, 2006 were considered as follows:

ACTION: Approved the Minutes of December 20, 2006.

Phillips/Gottsdanker Vote: 3-0

XV. **STANDARD AGENDA:**

1. **06APL-00000-00023 Largura Appeal 2480 Bella Vista Drive**

Peter Imhof, Supervising Planner (805) 568-2518
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Bob Easton, agent for the owner, Robert Largura, to consider the appeal, Case No. 06APL-00000-00023 [appeal filed on April 7, 2006], of the Planning and Development Department's decision to deny Land Use Permit, Case No. 06LUP-00000-00349, for a new single-family residence with attached garage, guesthouse, pool, and retaining walls in the RES-40 Zone District under Article IV. The application involves AP No. 007-040-022, located at 2480 Bella Vista Drive, in the Montecito Area, First Supervisorial District. (Continued from 11/15/06)

ACTION: Denied the appeal, adopted the findings for denial, and denied the project.

Gottsdanker/Bierig

Vote: 3-0

10 day appeal period; fee required.

2. **05CUP-00000-00068**
06MOD-00000-00016 Cooper Entry Gates and Modification 759 Via Manana

Exempt, CEQA Section 15303(e) Anne Almy, Supervising Planner (805) 568-2053
Holly Bradbury, Planner (805) 568-3577

Hearing on the request of Harwood White, agent for the owners, Bob and Nessa Cooper, to consider the following:

a) **05CUP-00000-00068** [application filed on October 31, 2005] for a Conditional Use Permit allowing gates of greater than six feet in the front yard setback in compliance with Section 35.472.050 of the Montecito Land Use and Development Code, on property zoned 2-E-1

b) **06MOD-00000-00016** [application filed on October 17, 2006] to modify the front yard setback to 42 feet 8 inches from the centerline of Via Manana Road (private) to allow a 4 foot diameter gas-fired fire pit in compliance with Section 35.472.050 of the Montecito Land Use and Development Code, on property zoned 2-E-1

and to accept the Exemption pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-090-028, located at 759 Via Manana in the Montecito area, First Supervisorial District.

ACTION: Approved the project with revisions to the project description.

Phillips/Bierig

Vote: 3-0

10 day appeal period; fee required.

**Zoning Clearances Following CUP and
DP Approvals and Revisions to CDP Process**

3. Where Another Discretionary Action is Required Workshop Montecito

Noel Langle, Planner (805) 568-2009

Pat Saley, Planner (805) 568-2000

The Montecito Planning Commission will participate in a workshop to review and give staff direction on proposed revisions to Division 35.7, Montecito Planning Permit Procedures, of Section 35-2, the Montecito Land Use and Development Code, relating to follow-up permits required to implement approved Conditional Use Permits and Development Plan Approvals, and revisions to the Coastal Development Permit process where another discretionary action is required.

ACTION: Dianne Meester Black, Assistant Director and Pat Saley presented a workshop on proposed revisions to the Montecito Land Use and Development Code, relating to follow-up permits required to implement approved Conditional Use Permits and Development Plan approvals, and revisions to the Coastal Development Permit process where another discretionary action is required. Workshop only therefore no action was taken.

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

Dianne Meester Black
Secretary to the Montecito Planning Commission