



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of January 19, 2005
9:00 a.m.

BOB BIERIG
CLAIRE GOTTSDANKER
ROBERT MEGHREBLIAN
MICHAEL PHILLIPS
RICHARD THIELSCHER

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 Government Access Television (GATV) 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 GATV Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Robert Meghreblian, Chair.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by Cintia Mendoza.
- IV. **ADMINISTRATION OF OATH OF OFFICE TO NEW MONTECITO PLANNING COMMISSIONER:** Michael Allen, County Clerk, administered the oath of office to the Claire Gottsdanker.
- V. **ROLL CALL:** All Commissioners were present.
- VI. **ELECTION OF THE 2005 MONTECITO PLANNING COMMISSION CHAIR, FIRST VICE CHAIR AND SECOND VICE CHAIR**
- VII. **APPOINTMENT OF THE 2005 MONTECITO PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY**
- IX. **AGENDA STATUS REPORT:** *Presented by Jackie Campbell.*
- X. **PROJECTION REPORT:** *Presented by Jackie Campbell.*
- XI. **PUBLIC COMMENT:** *Public Comment period is set aside to allow public testimony on items **not** on today's agenda. The time allocated to speaker will be at the discretion of the Chair. Total time allocated for public comment is 15 minutes.*
- XII. **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.*
- XIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** (1) *Status of active projects.* (2) *Report on progress for projects in construction phase.*

XIV. **MINUTES:** The Minutes of November 17, 2004 and December 15, 2004 will be considered.

XV. **STANDARD AGENDA:**

1. **04COC-00000-00007** **Maxwell Conditional Certificate**
04CDP-00000-00090 **of Compliance and Coastal Development Permit** **High Road**
Exempt CEQA Section 15061(b)(3) Julie Harris, Planner (805) 568-3518

Hearing on the request of Jack Maxwell, agent to the owner, Pauline Maxwell, to consider the following [application filed on March 29, 2004]:

- a) **04COC-00000-00007** for a Conditional Certificate of Compliance to recognize the creation of one 8,791 square foot parcel and one 14,872 square foot parcel to be merged into one lot upon recordation, in the 2-E-1 Zone District under Article II;
- b) **04CDP-00000-00090** for a Coastal Development Permit under Section 35-169 in the 2-E-1 Zone District of Article II to allow recordation of Certificate of Compliance No. 04COC-00000-00007;

and to accept the Exemption pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP Nos. 009-162-010 and 009-162-022, located at High Road in the Montecito area, First Supervisorial District. (Continued from 10/20/04 and 11/17/04)

2. **04COC-00000-00008** **Maxwell Conditional Certificate**
04CDP-00000-00091 **of Compliance and Coastal Development Permit** **High Road**
Exempt CEQA Section 15061(b)(3) Julie Harris, Planner (805) 568-3518

Hearing on the request of Jack Maxwell, agent to the owner, Kari Campano, to consider the following [application filed on March 29, 2004]:

- a) **04COC-00000-00008** for a Conditional Certificate of Compliance to recognize the creation of one 8,984 square foot parcel and one 8,795 square foot parcel to be merged into one lot upon recordation in the 2-E-1 Zone District under Article II;
- b) **04CDP-00000-00091** for a Coastal Development Permit under Section 35-169 in the 2-E-1 Zone District of Article II to allow recordation of Certificate of Compliance No. 04COC-00000-00008;

and to accept the Exemption pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP Nos. 009-162-032 and 009-162-033, located at High Road in the Montecito area, First Supervisorial District. (Continued from 10/20/04 and 11/17/04)

3. **04COC-00000-00010** **Maxwell Conditional Certificate**
04CDP-00000-00092 **of Compliance and Coastal Development Permit** **Summit Road**
Exempt CEQA Section 15061 (b)(3) Julie Harris, Planner (805) 568-3518

Hearing on the request of Jack Maxwell, owner, to consider the following [application filed on April 27, 2004]:

- a) **04COC-00000-00010** for a Conditional Certificate of Compliance to recognize the creation of one 9,822 square foot parcel and one 9,713 square foot parcel. Upon recordation of the conditional certificates, the two lots will be merged with AP No. 009-162-021, a legal lot to form one larger lot of 39,448 square feet in the 2-E-1 Zone District under Article II;

- b) **04CDP-00000-00092** for a Coastal Development Permit under Section 35-169 in the 2-E-1 Zone District of Article II to allow recordation of Certificate of Compliance No. 04COC-00000-00010;

and to accept the Exemption pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP Nos. 009-162-011 and 009-162-028, located at Summit Road in the Montecito area, First Supervisorial District. (Continued from 10/20/04 and 11/17/04) (Estimated time for Items 1-3: 30 minutes)

-Staff will provide a status report on Items 1, 2 and 3 and will request a continuance of Items 1, 2 and 3 to the hearing of February 16, 2005.

03DVP-00000-00042

04CUP-00000-00041

4. **04CUP-00000-00066** Valley Club of Montecito 1901 East Valley Road
04NGD-00000-00024 Abe Leider, Planner (805) 568-3508

Hearing on the request of Harwood White, agent for the Valley Club of Montecito, to consider the following [applications filed on November 21, 2003]:

- a) **03DVP-00000-00042** for approval of a Final Development Plan under the provisions of Articles II and IV of the REC Zone District, to validate the existing site improvements including an approximately 100-acre golf course and structures totaling approximately 41,298 square feet; the construction of a new three bedroom, 3.5 bathroom, 18' high, 2,149 square foot club manager's residence with attached 565 square foot garage; the construction of an addition of approximately 266 square feet to the central portion of the south side of the Clubhouse; and the delineation of a 6,150 square foot development envelope for an employee duplex to potentially be built at a future time;
- b) **04CUP-00000-00041** for a Major Conditional Use Permit to validate the ongoing nonconforming country club use, including use of the clubhouse, tennis courts, pro shops, guest cottages, cart barn and the other structures and facilities on AP No. 007-240-011 under the provisions of Article IV Zoned REC;
- c) **04CUP-00000-00066** for a Minor Conditional Use Permit allowing the construction of a 2,149 square foot club manager's residence with attached 565 square foot garage under the provisions of Article IV Zoned REC;

and to approve the Negative Declaration, 04NGD-00000-00024, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Noise and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The application involves AP Nos. 005-020-050, 007-240-011, 007-240-012, and 007-510-005, located at the end of the private Valley Club Road, which connects the western portion of the site to East Valley Road, extending eastward through Sheffield Drive, which bisects the golf course, and to Ortega Ridge Road, Montecito area, First Supervisorial District. (Estimated time: 1 hour)

5. **Zoning Ordinance Reformatting Project Briefing**

Anne Coates, Planner (805) 934-6262

The Montecito Planning Commission will receive an update on the Zoning Ordinance Reformatting Project, including an update on the current status of the review and analysis of the draft Land Use and Development Code (LUDC) sections, a presentation of the draft LUDC sections and a discussion of potential formats of the LUDC. (Estimated time: 1.5 hours)



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

Jackie Campbell
Secretary to the Montecito Planning Commission

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