



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of January 27, 2010  
9:00 a.m.

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DANIEL EIDELSON  
CLAIRE GOTTSDANKER  
MICHAEL PHILLIPS, CHAIR  
SUE BURROWS  
JACK OVERALL, 1<sup>st</sup> VICE CHAIR

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

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**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 Chair, Michael Phillips.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **APPOINTMENT OF THE 2010 MONTECITO PLANNING COMMISSION CHAIR AND FIRST VICE CHAIR**

**ACTION:** Nominated Commissioner Phillips as the 2010 Montecito Planning Commission Chair.

Overall/Burrows                      Vote: 5-0

**ACTION:** Nominated Commissioner Overall as the 2010 Montecito Planning Commission 1<sup>st</sup> Vice Chair.

Burrows/Eidelson                      Vote: 5-0
- VI. **APPOINTMENT OF THE 2010 MONTECITO PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**

**ACTION:** Nominated Dianne Black as the 2010 Montecito Planning Commission Secretary.

Gottsdanker/Phillips                      Vote: 5-0

**ACTION:** Nominated David Villalobos as the 2010 Montecito Planning Commission Recording Secretary.

Gottsdanker/Phillips                      Vote: 5-0

- VII. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VIII. **PROJECTION REPORT:** by Dianne M. Black.
- IX. **PUBLIC COMMENT:** Sylvia and Bob Easton commented on the manufactured home currently located on Upper Hyde Road and the lack of screening on the property. They inquired about requirements regarding debris removal for properties affected by the Tea Fire, and expressed concern for surrounding property values.
- X. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Burrows reported that the Montecito Association recently hosted a tribute to local historian Maria Harold. Commissioner Overall asked for an update on the status of the Miramar Hotel project, and Commissioner Eidelson asked if there was a time frame for removal of buildings on the property. Commissioner Gottsdanker responded to the concerns expressed during public comment regarding the property on upper Hyde Road, as well as reported that there exists the possibility of establishing a special assessment district for the area.
- XI. **MINUTES:** The Minutes of December 16, 2009 were considered as follows:  
**ACTION: Approved the Minutes of December 16, 2009.**  
**Overall/Gottsdanker Vote: 4-0-1 (Burrows abstained)**

XII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XII. **STANDARD AGENDA:**

- 1. **Westmont College Master Plan 955 La Paz Road**  

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Anne Almy, Supervising Planner (805) 568-2053  
Alex Tuttle, Planner (805) 884-6844

The Montecito Planning Commission will receive a report on the status of the Westmont College Master Plan.

**ACTION: The Commission received a report on the status of the Westmont College Master Plan from Alex Tuttle, Planning and Development. No action was taken.**

- 2. **09LLA-00000-00005 Fuladi-Mahmoud Lot Line Adjustment 435 & 445 Nicholas Lane**  

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Exempt, CEQA Section 15305(a) Alice McCurdy, Supervising Planner (805) 568-2518  
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Jennifer Foster, agent for the owners, Bob Fuladi and Nissrin Mahmoud to consider Case No. 09LLA-00000-00005, [application filed on June 9, 2009] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35.430.110 of the Montecito Land Use and Development Code, to adjust the common property boundary between two lots of 1.0 and 1.0 acres to reconfigure into two lots of 1.01 and .99 gross acres, on property zoned 2-E-1; and to accept the Exemption pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 013-210-004 and 013-210-003, located at 435 and 445 Nicholas Lane, in the Montecito area, First Supervisorial District.

**ACTION: Approved the project, with revisions to the Conditions of Approval.**  
**Overall/Gottsdanker Vote: 5-0**  
**10 day appeal period; fee required.**

- 3. 09LLA-00000-00010 Tolles Lot Line Adjustment 602 Para Grande Lane**  
**Exempt, CEQA Section 15305(a) Alice McCurdy, Supervising Planner (805) 568-2518**  
**June Pujo, Planner (805) 568-2056**

Hearing on the request of Tom and Kristen Tolles to consider Case No.09LLA-00000-00010, [application filed on September 14, 2009] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35.430.110 of the Montecito Land Use and Development Code to adjust lines between two resultant lots of pending Voluntary Merger applications 10-VM-05 and 10-VM-04 (.78 and 1.35 acres, respectively) reconfiguring the lots into two lots of .38 and 1.75 acres on property located in the 2-E-1 Zone; and to accept the Exemption pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act.

**ACTION: Approved the project, with revisions to the Findings and Conditions of Approval.**

**Gottsdanker/Phillips Vote: 4-1 (Eidelson no)**  
**10 day appeal period; fee required.**

- 4. 09APL-00000-00034 Appeal of NextG Networks N. Jameson Lane**  
**Cellular Antenna #ESB13**  
**Exempt, CEQA Sections 15061(b)(3), 15301(b), Anne Almy, Supervising Planner (805) 568-2053**  
**15301(c), 15302(c), 15304(f) Megan Lowery, Planner (805) 568-2517**

Hearing on the request of Susan Basham of Price, Postel and Parma LLP, on behalf of named appellants, to consider the Appeal, Case No. 09APL-00000-00034 [appeal filed on December 15, 2009] of the Director's decision to approve 09CDP-00000-00056, in compliance with Chapter 35-182 of the Coastal Zoning Ordinance Article II on property located in the 7-R-1 Zone; and acknowledge that the California Public Utilities Commission is the appropriate agency for CEQA compliance on this project and the California Public Utilities Commission filed a Notice of Exemption on July 20, 2009 pursuant to California Environmental Quality Act sections 15061(b)(3), 15301(b), 15301(c), 15302(c), and 15304(f). The application involves the public right-of-way adjacent to AP No. 007-350-010, located on N. Jameson Lane in the Montecito area, First Supervisorial District.

**ACTION: Accepted late submittals into the record from Susan Basham and Cindy Feinberg.**

**Eidelson/Burrows Vote: 5-0**  
**Appeal process not applicable.**

**ACTION: Upheld the appeal, Case No. 09APL-00000-00034, thereby denying the Planning and Development Department's approval of Coastal Development Permit 09CDP-00000-00056, with verbal revised findings supporting the denial.**

**Burrows/Phillips Vote: 5-0**  
**10 day appeal period; fee required.**

<b>5.</b>	<b>09APL-00000-00035</b>	<b>Appeal of NextG Networks Cellular Antenna #ESB09</b>	<b>San Ysidro Road</b>
	<b>Exempt, CEQA Sections 15061(b)(3), 15301(b), 15301(c), 15302(c), 15304(f)</b>	Anne Almy, Supervising Planner (805) 568-2053 Megan Lowery, Planner (805) 568-2517	

Hearing on the request of Susan Basham of Price, Postel and Parma LLP, on behalf of named appellants, to consider the Appeal, Case No. 09APL-00000-00035 [appeal filed on December 15, 2009] of the Director's decision to approve 09CDP-00000-00055, in compliance with Chapter 35-182 of the Coastal Zoning Ordinance Article II on property located in the 20-R-1 zone; and acknowledge that the California Public Utilities Commission is the appropriate agency for CEQA compliance on this project and the California Public Utilities Commission filed a Notice of Exemption on July 20, 2009 pursuant to California Environmental Quality Act sections 15061(b)(3), 15301(b), 15301(c), 15302(c), and 15304(f). The application involves the public right-of-way adjacent to AP No. 009-262-003, located on San Ysidro Road in the Montecito area, First Supervisorial District.

**ACTION: Accepted late submittals into the record from Susan Basham and Cindy Feinberg.**

Eidelson/Burrows

**Vote: 5-0**

**Appeal process not applicable.**

**ACTION: Upheld the appeal, Case No. 09APL-00000-00035, thereby denying the Planning and Development Department's approval of Coastal Development Permit 09CDP-00000-00055, with verbal revised findings supporting the denial.**

Burrows/Phillips

**Vote: 5-0**

**10 day appeal period; fee required.**

<b>6.</b>	<b>09APL-00000-00036</b>	<b>Appeal of NextG Networks Cellular Antenna #ESB08</b>	<b>Olive Mill Road</b>
	<b>Exempt, CEQA Sections 15061(b)(3), 15301(b), 15301(c), 15302(c), 15304(f)</b>	Anne Almy, Supervising Planner (805) 568-2053 Megan Lowery, Planner (805) 568-2517	

Hearing on the request of Susan Basham of Price, Postel and Parma LLP, on behalf of named appellants, to consider the Appeal, Case No. 09APL-00000-00036 [appeal filed on December 15, 2009] of the Director's decision to approve 09LUP-00000-00317, in compliance with Chapter 35.492 of the Montecito Land Use and Development Code on property located in the 2-E-1 Zone; and acknowledge that the California Public Utilities Commission is the appropriate agency for CEQA compliance on this project and the California Public Utilities Commission filed a Notice of Exemption on July 20, 2009 pursuant to California Environmental Quality Act sections 15061(b)(3), 15301(b), 15301(c), 15302(c), and 15304(f). The application involves the public right-of-way adjacent to AP No. 009-130-015, located on Olive Mill Road in the Montecito area, First Supervisorial District.

**ACTION: Accepted late submittals into the record from Susan Basham and Cindy Feinberg.**

Eidelson/Burrows

**Vote: 5-0**

**Appeal process not applicable.**

**ACTION: Upheld the appeal, Case No. 09APL-00000-00036, thereby denying the Planning and Development Department's approval of Land Use Permit 09LUP-00000-00317, with verbal revised findings supporting the denial.**

**Burrows/Phillips**

**Vote: 5-0**

**10 day appeal period; fee required.**

**Appeal of NextG Networks**

7. **09APL-00000-00037** **Cellular Antenna #ESB06** **Olive Mill Road**  
Exempt, CEQA Sections 15061(b)(3), 15301(b), Anne Almy, Supervising Planner (805) 568-2053  
15301(c), 15302(c), 15304(f) Megan Lowery, Planner (805) 568-2517

Hearing on the request of Susan Basham of Price, Postel and Parma LLP, on behalf of named appellants, to consider the Appeal, Case No. 09APL-00000-00037 [appeal filed on December 15, 2009] of the Director's decision to approve 09CDP-00000-00053, in compliance with Chapter 35-182 of the Coastal Zoning Ordinance Article II on property located in the 20-R-1 Zone; and acknowledge that the California Public Utilities Commission is the appropriate agency for CEQA compliance on this project and the California Public Utilities Commission filed a Notice of Exemption on July 20, 2009 pursuant to California Environmental Quality Act sections 15061(b)(3), 15301(b), 15301(c), 15302(c), and 15304(f). The application involves the public right-of-way adjacent to AP No. 009-230-027, located on Olive Mill Road in the Montecito area, First Supervisorial District.

**ACTION: Accepted late submittals into the record from Susan Basham and Cindy Feinberg.**

**Eidelson/Burrows**

**Vote: 5-0**

**Appeal process not applicable.**

**ACTION: Upheld the appeal, Case No. 09APL-00000-00037, thereby denying the Planning and Development Department's approval of Coastal Development Permit 09CDP-00000-00053, with verbal revised findings supporting the denial.**

**Burrows/Phillips**

**Vote: 5-0**

**10 day appeal period; fee required.**

**Appeal of NextG Networks**

8. **09APL-00000-00038** **Cellular Antenna #ESB14** **Sheffield Drive**  
Exempt, CEQA Sections 15061(b)(3), 15301(b), Anne Almy, Supervising Planner (805) 568-2053  
15301(c), 15302(c), 15304(f) Megan Lowery, Planner (805) 568-2517

Hearing on the request of Susan Basham of Price, Postel and Parma LLP, on behalf of named appellants, to consider the Appeal, Case No. 09APL-00000-00038 [appeal filed on December 15, 2009] of the Director's decision to approve 09LUP-00000-00319, in compliance with Chapter 35.492 of the Montecito Land Use and Development Code on property located in the REC Zone; and acknowledge that the California Public Utilities Commission is the appropriate agency for CEQA compliance on this project and the California Public Utilities Commission filed a Notice of Exemption on July 20, 2009 pursuant to California Environmental Quality Act sections 15061(b)(3), 15301(b), 15301(c), 15302(c), and 15304(f). The application involves the public right-of-way adjacent to AP No. 007-240-012, located on Sheffield Drive in the Montecito area, First Supervisorial District.

**ACTION: Accepted late submittals into the record from Susan Basham and Cindy Feinberg.**

**Eidelson/Burrows**

**Vote: 5-0**

**Appeal process not applicable.**

**ACTION: Upheld the appeal, Case No. 09APL-00000-00038, thereby denying the Planning and Development Department's approval of Land Use Permit 09LUP-00000-00319, with verbal revised findings supporting the denial.**

**Burrows/Phillips**

**Vote: 5-0**

**10 day appeal period; fee required.**

**9. 09APL-00000-00039** **Appeal of NextG Networks** **Middle Road**  
**Cellular Antenna #ESB02**

**Exempt, CEQA Sections 15061(b)(3), 15301(b), 15301(c), 15302(c), 15304(f)**

Anne Almy, Supervising Planner (805) 568-2053  
Megan Lowery, Planner (805) 568-2517

Hearing on the request of Susan Basham of Price, Postel and Parma LLP, on behalf of named appellants, to consider the Appeal, Case No. 09APL-00000-00039 [appeal filed on December 15, 2009] of the Director's decision to approve 09CDP-00000-00052, in compliance with Chapter 35-182 of the Coastal Zoning Ordinance Article II on property located in the 2-E-1 Zone; and acknowledge that the California Public Utilities Commission is the appropriate agency for CEQA compliance on this project and the California Public Utilities Commission filed a Notice of Exemption on July 20, 2009 pursuant to California Environmental Quality Act sections 15061(b)(3), 15301(b), 15301(c), 15302(c), and 15304(f). The application involves the public right-of-way adjacent to AP No. 009-170-005, located on Middle Road in the Montecito area, First Supervisorial District.

**ACTION: Accepted late submittals into the record from Susan Basham and Cindy Feinberg.**

**Eidelson/Burrows**

**Vote: 5-0**

**Appeal process not applicable.**

**ACTION: Upheld the appeal, Case No. 09APL-00000-00039, thereby denying the Planning and Development Department's approval of Coastal Development Permit 09CDP-00000-00052, with verbal revised findings supporting the denial.**

**Burrows/Phillips**

**Vote: 5-0**

**10 day appeal period; fee required.**

**10. 10APL-00000-00001** **Appeal of NextG Networks** **Park Lane**  
**Cellular Antenna #ESB03**

**Exempt, CEQA Sections 15061(b)(3), 15301(b), 15301(c), 15302(c), 15304(f)**

Anne Almy, Supervising Planner (805) 568-2053  
Megan Lowery, Planner (805) 568-2517

Hearing on the request of Susan Basham of Price, Postel and Parma LLP, on behalf of named appellants, to consider the Appeal, Case No. 10APL-00000-00001 [appeal filed on January 14, 2010] of the Director's decision to approve 09LUP-00000-00381, in compliance with Chapter 35.492 of the Montecito Land Use and Development Code on property located in the 2-E-1 Zone; and acknowledge that the California Public Utilities Commission is the appropriate agency for CEQA compliance on this project and the California Public Utilities Commission filed a Notice of Exemption on July 20, 2009 pursuant to California Environmental Quality Act sections 15061(b)(3), 15301(b), 15301(c), 15302(c), and 15304(f). The application involves the public right-of-way adjacent to AP No. 007-120-013, located on Park Lane in the Montecito area, First Supervisorial District.

**ACTION: Accepted late submittals into the record from Susan Basham and Cindy Feinberg.**

**Eidelson/Burrows**

**Vote: 5-0**

**Appeal process not applicable.**

**ACTION: Upheld the appeal, Case No. 10APL-00000-00001, thereby denying the Planning and Development Department's approval of Land Use Permit 09LUP-00000-00381, with verbal revised findings supporting the denial.**

**Burrows/Phillips**

**Vote: 5-0**

**10 day appeal period; fee required.**

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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Dianne M. Black  
Secretary to the Montecito Planning Commission

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