



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of February 9, 2006
9:00 a.m.

BOB BIERIG, Vice Chair
CLAIRE GOTTSDANKER
ROBERT MEGHREBLIAN, Chair
MICHAEL PHILLIPS
RICHARD THIELSCHER, Second Vice Chair

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 Santa Barbara (CSBTU) Channel 20 at 9:00 A.M. in the South Coast, Lompoc, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of this special Montecito Planning Commission Hearing will be on Saturday, February 11, 2006 and Sunday February 12, 2006 at 5:00 P.M. on CSBTU Channel 20.

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Robert Meghreblian, Chair.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by Terry Contreras.
- IV. **ADMINISTRATION OF OATH OF OFFICE TO REAPPOINTED COMMISSIONERS:**
Wendy Ayala, Office of the Clerk of the Board administered the oath of office to reappointed Commissioners Meghreblian and Gottsdanker.
- V. **ROLL CALL:** All Commissioners were present.
- VI. **APPOINTMENT OF THE 2006 MONTECITO PLANNING COMMISSION CHAIR, FIRST VICE CHAIR AND SECOND VICE CHAIR.**
ACTION: Continued the item to the hearing of March 15, 2005.
Gottsdanker/Thielscher **Vote: 5-0**
- VII. **APPOINTMENT OF THE 2006 MONTECITO PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY**
ACTION: Appointed Steve Chase as Secretary and Cintia Mendoza as Recording Secretary to the Montecito Planning Commission.
Thielscher/Phillips **Vote: 5-0**
- VIII. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- IX. **PROJECTION REPORT:** Presented by Cintia Mendoza.
ACTION: Cancelled the hearing of February 15, 2006.
Gottsdanker/Bierig **Vote: 5-0**

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by Dianne Meester, Assistant Director.

XI. **PUBLIC COMMENT:** None.

XII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Thielscher reported that he attended the Land Use Committee meeting on Tuesday at the Montecito Association.

Commissioner Phillips reported that he also attended the Land Use Committee Meeting on Tuesday.

Commissioner Gottsdanker reported that she attended the last two Montecito Board of Architectural Review meetings. In light of her attendance, Commissioner Gottsdanker commented that she has concerns regarding the use of basements in relationship to how they are defined in Article IV and in the Uniform Building Code.

Commissioner Meghreblian reported that he attended the Land Use Committee Meeting on Tuesday at the Montecito Association.

XIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Steve Chase reported that he will be providing a report on the realignment of South County Development Review staff at the March 15, 2006 hearing.

XIV. **MINUTES:** The Minutes of October 19, 2005, October 28, 2005, November 16, 2005 (continued from 11/16/05), December 15, 2005 and December 21, 2005 were considered as follows:

ACTION: Approved the Minutes of October 19, 2005.

Bierig/Gottsdanker **Vote: 5-0**

ACTION: Approved the Minutes of October 28, 2005.

Bierig/Gottsdanker **Vote: 3-0-2 (Phillips/Thielscher abstained)**

ACTION: Approved the Minutes of November 16, 2005, as revised.

Bierig/Thielscher **4-0-1 (Gottsdanker abstained)**

ACTION: Approved the Minutes of December 15, 2005.

Thielscher/Gottsdanker **Vote: 5-0**

ACTION: Approved the Minutes of December 21, 2005.

Bierig/Thielscher **Vote: 5-0**

XV. **STANDARD AGENDA:**

05LLA-00000-00014	Zaleski Lot Line Adjustment	
1. 05RZN-00000-00009	& Rezone	1478 & 1474 E. Mountain Drive
Exempt, CEQA Sections 15305		Errin Briggs, Planner (805) 568-2047

Hearing on the request of Jim Zaleski, owner, to consider the following [applications filed on September 23, 2005]:

- a) **05LLA-00000-00014** for approval of a Lot Line Adjustment under the provisions of County Code Chapter 21, to adjust lines between two parcels of 3.41 and 2.63 acres to create two parcels of 2.45 and 3.59 acres in the 3-E-1 and 2-E-1 Zone Districts under Article IV;
- b) **05RZN-00000-00009** proposing to rezone 2.45 acres from 3-E-1 to 2-E-1 and 3.60 acres from 2-E-1 to 3-E-1 under the provisions of Santa Barbara County Code Chapter 35 of Article IV;

and to accept the Exemption pursuant to Sections 15305 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 011-060-032 and 011-060-033, located at 1474 and 1478 East Mountain Drive in the Montecito area, First Supervisorial District.

ACTION: Recommended that the Board of Supervisors approve the project with revisions to the conditions of approval.

Thielscher/Gottsdanker
0

Vote: 5-

The Montecito Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

2. **05APL-00000-00037 Morouse Single Family Dwelling**
05APL-00000-00038 and Accessory Structures Appeals 851 Buena Vista Road
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Susan Petrovich and Terry Bartlett to consider the Appeals, 05APL-00000-00037 and 05APL-00000-00038 [appeals filed on December 23, 2005], of the Planning and Development Department's decision to grant approval of 05LUP-00000-00057, for a new single-family dwelling and accessory structures in the 2-E-1 Zone District under Article IV. The application involves AP No. 007-060-058, located at 851 Buena Vista Road, Montecito area, First Supervisorial District.

ACTION: Rejected the appeals based on the lack of jurisdiction due to appeals not filed in a timely manner.

Bierig/Meghreblian

***Motion was withdrawn.**

ACTION: Accepted jurisdiction of appeals in order to deny them.

Bierig/Meghreblian

***Motion was withdrawn.**

ACTION: Rejected the appeals based on the lack of jurisdiction due to appeals not filed in a timely manner.

Bierig/Meghreblian

**Vote: 4-1 (Thielscher no)
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**

Steve Chase
Secretary to the Montecito Planning Commission

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