

construction, operation, and maintenance of an unmanned wireless telecommunications facility in compliance with Section 35.472.050 of the Montecito Land Use and Development Code, on a property zoned 3-E-1; and to accept the Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The facility would encompass two panel antennas and two microwave dish antennas mounted on an existing transmission tower owned by Southern California Edison and placing an equipment cabinet underneath the transmission tower. One GPS antenna will be mounted on the proposed equipment cabinet. The application involves AP No. 013-020-003, located on Mountain Drive, in the Montecito area, First Supervisorial District. (Continued from 1/16/08)

ACTION: Continued the item to the hearing of March 19, 2008.

Phillips/Bierig

**Vote: 3-0 (Burrows/Overall absent)
Appeal process not applicable.**

2. **TPM 14,688**
05TPM-00000-00022 **Crail Lot Split** **115 Tiburon Bay Lane**
07NGD-00000-00042 June Pujo, Supervising Planner (805) 568-2056
Julie Harris, Planner (805) 568-3518

Hearing on the request of Suzanne Elledge Planning & Permitting Services, Inc., agent for Charles Crail, to consider Case No. 05TPM-00000-00022, [application filed on December 1, 2005] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide ten acres into two lots of five acres each, on property zoned AG-I-5; and to approve the Negative Declaration (07NGD-00000-00042) 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: Cultural Resources, Fire Protection, Geologic Resources, Land Use, Transportation/Circulation and Water Resource/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP No. 007-340-054, located at 115 Tiburon Bay Lane, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Gottsdanker/Bierig

**Vote: 2-1 (Phillips no, Burrows/Overall absent)
10 day appeal period; no fee required.
(Coastal Zone)**

3. **03TPM-00000-00022** **Rautiola Lot Split** **750 Riven Rock Road**
07NGD-00000-00040 Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Pat Yochum, agent for the owner Norm Rautiola, to consider Case No. 03TPM-00000-00022, [application filed on November 26, 2003] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 9.14 gross acres into three lots of 3.06 acres, 3.05 acres and 3.03 acres, on property zoned 3-E-1; and to approve the Negative Declaration (07NGD-00000-00040) 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: Aesthetic/Visual Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Resources, Land Use, Noise and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP No. 011-090-006, located at 750 Riven Rock Road, in the Montecito area, First Supervisorial District.

ACTION: Approved the project, with revisions to the conditions of approval.

Phillips/Gottsdanker

**Vote: 3-0 (Burrows/Overall absent)
10 day appeal period; fee required.**

4. **05CDH-00000-00026** **Terzian Demolition and Single Family Dwelling and Accessory Structures** **1491 Edgecliff Lane**
Exempt, CEQA Sections 15301(l)(1), 15301(l)(4), 15303(a) & 15303(e) June Pujo, Supervising Planner (805) 568-2056
Allen Bell, Planner (805) 568-2033

Hearing on the request of James Mayo Macari, agent and architect for the owner Nina Terzian, to consider Case No. 05CDH-00000-00026 [application filed on May 31, 2005] for a Coastal Development Permit with Hearing (CDH) in compliance with Section 35-169 of the Coastal Zoning Ordinance (Article II) on a parcel zoned 1-E-1 to allow demolition of an existing single-family residence and accessory structures; construction of a new multi-level single-family residence of approximately 3,431 square feet with attached garage of approximately 658 square feet, detached recreation room of approximately 791 square feet, pool/pond of approximately 700 square feet and associated walls, fences, gates and landscaping; replacement of an existing staircase and railing of a set of existing stairs; and to accept the CEQA Exemption pursuant to Sections 15301(l)(1) and 15301(l)(4) and Sections 15303(a) and 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-360-005, located at 1491 Edgecliff Lane, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Phillips/Bierig

**Vote: 3-0 (Burrows/Overall absent)
10 day appeal period; no fee required.
(Coastal Zone)**

5. **07AMD-00000-00011** **Biltmore Hotel Change of Conditions** **1260 & 1281 Channel Drive**
04EIR-00000-00006 Laura Bridley, Planner (805) 966-7260

Hearing on the request of Steve Welton, AICP/Suzanne Elledge Planning & Permitting Services, agent for the owner to consider Case No. 07AMD-00000-00011 [application filed on September 12, 2007] for approval of a Development Plan Amendment under Section 35-174 of the Article II Coastal Zoning Ordinance, on property zoned C-V, Visitor Serving, to delete one and modify two conditions of approval related to conference and group use of the hotel, and use of the hotel spa by Coral Casino members. This request is also to review permit compliance information, and accept the Addendum to Environmental Impact Report (04EIR-00000-00006) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The condition modifications are related to conference and group use of the hotel, and use of the hotel spa by Coral Casino members. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The Addendum to the EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP Nos. 009-352-009, 009-354-001, 009-351-012 and 009-353-015, located at 1260 and 1281 Channel Drive, in the Montecito area, First Supervisorial District.

ACTION: Approved the project, with revisions to the conditions of approval.

Gottsdanker/Phillips

**Vote: 3-0 (Burrows/Overall absent)
10 day appeal period; no fee required.
(Coastal Zone)**

6. Process Improvement Workshop Montecito
Dianne Black, Director, Development Services (805) 568-2000

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission review and give direction on proposed revisions to Chapter 35.460 - Road Naming and Address Numbering, and Chapter 35.474 - Post Approval Procedures, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code, relating to shifting permit reviews for certain applications.

ACTION: Briefing was presented by Dianne Black and Pat Saley. No action was taken.

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