



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

**Hearing of February 21, 2007
9:00 a.m.**

BOB BIERIG, Vice Chair
CLAIRE GOTTSDANKER
MICHAEL PHILLIPS
SUE BURROWS
JACK OVERALL

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. **ADMINISTRATION OF OATH OF OFFICE TO NEWLY APPOINTED COMMISSIONERS:** Commissioners Burrows and Overlay were sworn in as Montecito Planning Commissioners.
- V. **ROLL CALL:** Commissioner Gottsdanker was absent for Item No. 2, Coleman Variance and Coastal Development Permit and Item No. 3, Hurst Appeal.
- VI. **APPOINTMENT OF THE 2007 MONTECITO PLANNING COMMISSION CHAIR, FIRST VICE CHAIR AND SECOND VICE CHAIR:**
 - Nominated Bob Bierig as Chair.
 - Phillips/Gottsdanker Vote: 5-0
 - Nominated Michael Phillips as First Vice Chair.
 - Gottsdanker/Bierig Vote: 5-0
 - Nominated Claire Gottsdanker as Second Vice Chair.
 - Bierig/Burrows Vote: 5-0
- VII. **APPOINTMENT OF THE 2007 MONTECITO PLANNING COMMISSION SECRETARY AND RECORDING SECRETARY:**
 - Appointed Dianne Meester Black as Secretary to the Planning Commission.
 - Bierig/Phillips Vote: 5-0
 - Appointed Cinita Mendoza as Recording Secretary to the Planning Commission.
 - Bierig/Phillips Vote: 5-0

XVI. STANDARD AGENDA:

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| 1. | Sewall Modifications
for Accessory Structures | 768 Ayala Lane |
| | 06MOD-00000-00019 | |
| | Exempt, CEQA Section 15303(e) | Peter Imhof, Supervising Planner (805) 568-2518
Selena Buoni, Planner (805) 568-2910 |

Hearing on the request of Jock Sewall, property owner, to consider Case No. 06MOD-00000-00019 [application filed on December 7, 2006] for a Modification under Section 35.472.110 of the Montecito Land Use & Development Code, in the 2-E-1 Zone District, to allow for a nine-foot encroachment into the front yard setback for the legalization of an unpermitted guest house, and to allow for a six-foot encroachment into the side yard setback for the legalization and conversion of an unpermitted carport and storage shed into a detached garage and storage shed; and to accept the Exemption pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is a 1.22-acre parcel zoned 2-E-1 and shown as AP No. 013-090-053, located at 768 Ayala Lane in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Phillips/Overall

Vote: 5-0

10 day appeal period; fee required.

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|-----------|--|---|
| 2. | Coleman Variance and
Coastal Development Permit | 1554 Miramar Beach Road |
| | 06VAR-00000-00002
05CDH-00000-00045 | |
| | Exempt, CEQA Section 15301 | Anne Almy, Supervising Planner (805) 568-2053
Tina Ryder, Planner (805) 568-2001 |

Hearing on the request of Tom Meaney, Architect/Agent for the Property-Owners, to consider the following:

- a. **06VAR-00000-00002** [application filed on March 16, 2006], for a Variance from the 7-R-1 setback regulations in compliance with Section 35-173 of the Article II Coastal Zoning Ordinance to validate the existing, as-built first and second story front and side setbacks of zero feet at the front, two feet, 11^{3/4} inches at the westerly side, and one foot, six inches at the easterly side instead of the County approved setbacks of six feet from the front property line, three feet from the westerly side, and four feet from the easterly side and, to allow a proposed third story addition to be built at the front property line instead of behind the required 20 foot front yard setback from a private road easement;
- b. **05CDH-00000-00045** [application filed on November 1, 2005], for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 7-R-1 for a residential remodel of an existing approximately 1,700 square foot (net) single-family dwelling and an approximately 456 square foot (net) addition thereto;

and to accept the Exemption pursuant to Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-345-034, located at 1554 Miramar Beach Road, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Phillips/Burrows

Vote:4-0 (Gottsdanker absent)

10 day appeal period; no fee required; Coastal Zone.

3. **06APL-00000-00042**
06APL-00000-00047 **Hurst Appeal** **932 Park Lane**
Peter Imhof, Supervising Planner (805) 568-2518
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Tom Meaney, agent for the owner, Harrison Hurst, to consider the Appeal, Case Nos. 06APL-00000-00042 and 06APL-0000-00047 [appeals filed on December 8, 2006], of the Montecito Board of Architectural Review's decision to deny 06BAR-00000-00033 and the Planning and Development Department's decision to deny a Land Use Permit, Case No. 06LUP-00000-00105, for demolition of an existing residence and garage, construction of a new single-family residence, detached garages, guest house, entry gates, retaining walls, and pool in the 2-E-1 Zone District under Section 35-2 of County Code Chapter 35 (Montecito Land Use and Development Code). The application involves AP No. 007-020-022, located at 932 Park Lane in the Montecito area, First Supervisorial District.

ACTION: **Continued the project to the hearing of March 29, 2007, with direction that the project return to the MBAR for review of revised project, with direction given on issues of hillside ordinance, right of way, guest house, style of proposed residence, neighborhood, and total size of development.**

Bierig/Phillips

**Vote: 4-0 (Gottsdanker absent)
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 M. Black
Secretary to the Montecito Planning Commission