



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of February 24, 2010
9:00 a.m.

DANIEL EIDELSON
CLAIRE GOTTSDANKER, 2nd VICE CHAIR
MICHAEL PHILLIPS, CHAIR
SUE BURROWS
JACK OVERALL, 1st 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 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 SECOND VICE CHAIR**
ACTION: Nominated Commissioner Gottsdanker as the 2010 Montecito Planning Commission 2nd Vice Chair.
Overall/Burrows Vote: 5-0
- VI. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VII. **PROJECTION REPORT:** by Dianne M. Black.
- VIII. **PUBLIC COMMENT:** None.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioners Overall and Phillips attended the Planning Commission retreat on February 10, Commissioners Gottsdanker and Burrows attended the most recent Montecito Association meeting, and Commissioners Eidelson and Gottsdanker attended a recent Montecito Association Land Use Committee meeting. Commissioner Gottsdanker also reported that Upper Hyde tract community has successfully completed negotiations for needed road improvements with the Montecito Fire District.
- X. **MINUTES:** The Minutes of January 27, 2010 were considered as follows:
ACTION: Approved the Minutes of January 27, 2010, as revised.
Overall/Burrows Vote: 5-0

XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director. The Commission requested a report on Process Improvement Team recommendations made to the Board of Supervisors by Planning and Development.

XII. **STANDARD AGENDA:**

1. **Speed Limits/Legislative Platform Briefing** **Montecito**
Scott McGolpin, Director, Public Works Department (805) 568-3010

The Montecito Planning Commission will receive a briefing on Santa Barbara County's legislative platform as it pertains to speed limits in Montecito.

ACTION: Continued the item to the hearing of March 24, 2010, at the request of staff.

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

10TEX-00000-00005
10TEX-00000-00008
10TEX-00000-00009
10TEX-00000-00010
10TEX-00000-00011

2. **Miramar Beach Resort and Bungalows Time Extensions** **1555 S. Jameson Lane**
08EIR-00000-00003 and 00-ND-003 Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Matt Middlebrook representing the owner Caruso Affiliated, that the Montecito Planning Commission consider and adopt a recommendation to the County Board of Supervisors that they approve the following:

- a) **10TEX-00000-00005**, [application filed on January 19, 2010] for a one (1) year time extension (from April 6, 2010 to April 6, 2011) to Case No. 08CDP-00000-00054 in compliance with Section 35-169 of Article II, on property zoned C-V & TC;
- b) **10TEX-00000-00008**, [application filed on January 19, 2010] for a 54-month time extension (from October 6, 2010 to April 6, 2015) to Case No. 07CUP-00000-00045 in compliance with Section 35-172 of Article II, on property zoned C-V & TC;
- c) **10TEX-00000-00009**, [application filed on January 19, 2010] for a 54-month time extension (from October 6, 2010 to April 6, 2015) to Case No. 07CUP-00000-00046 in compliance with Section 35-172 of Article II, on property zoned C-V & TC;
- d) **10TEX-00000-00010**, [application filed on January 19, 2010] for a 54-month time extension (from October 6, 2010 to April 6, 2015) to Case No. 07CUP-00000-00047 in compliance with Section 35-172 of Article II, on property zoned C-V & TC;
- e) **10TEX-00000-00011**, [application filed on January 19, 2010] for a 54-month time extension (from October 6, 2010 to April 6, 2015) to Case No. 08CUP-00000-00005 in compliance with Section 35-172 of Article II, on property zoned C-V & TC; and

to accept (08EIR-00000-00003 & 00-ND-003) as adequate Environmental Review for Case Nos. 10TEX-00000-00005, 10TEX-00000-00008, 10TEX-00000-00009, 10TEX-00000-00010 & 10TEX-00000-00011 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves APNs 009-371-003 & -004, 009-372-001, 009-333-010, and 009-010-002, located at 1555 S. Jameson Lane, in the Montecito area, First Supervisorial District.

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.

6. **09CDH-00000-00016** **Coleman Demo/Rebuild**
09VAR-00000-00003 **Single Family Dwelling** **1554 Miramar Beach Road**

Exempt, CEQA Section 15303 Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Tom Meaney, architect for the owners, Victor & Wendy Coleman to consider the following:

- a) **09CDH-00000-00016** [application filed on April 28, 2009], 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 the demolition of an existing, approximately 1,700 square foot (net) single-family residence and the reconstruction of an approximately 2,157 square foot (net) single-family residence;
- b) **09VAR-00000-00003** [application filed on April 28, 2009], for a variance from the 7-R-1 zone district setback regulations in compliance with Section 35-173 of the Article II Coastal Zoning Ordinance to allow a western side yard setback of 3 feet, an eastern side yard setback of 4 feet and a front yard setback of 0 feet;

and to accept the Exemption pursuant to Section 15303 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. (Continued from 10/28/09 and 12/16/09)

ACTION: Dropped the item from the Standard Agenda, at the request of staff.

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

7. **09RMM-00000-00003** **Conk Recorded**
Map Modification **1385 and 1389 Oak Creek Canyon Road**

Addendum to 93-EIR-3 Alice McCurdy, Supervising Planner (805) 568-2518
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Steve Fort, agent for the applicant, Christopher Conk, to consider Case No. 09RMM-00000-00003, [application filed on August 18, 2009] to modify the approved development envelopes of Lots 4 and 5 of the Oak Creek Canyon Subdivision in compliance with Section 21-15.9 of County Code Chapter 21, on property zoned RES-40. The Lot 4 development envelope would be decreased from .84 acres to .67 acres. The Lot 5 development envelope would be decreased from 1.36 acres to 1.21 acres. The approved drainage crossing from Lot 5 to Lot 4 would be abandoned, and Lot 4 would be accessed directly from Oak Creek Canyon Road, rather than from an access easement over Lot 5; and to determine that the Addendum to Environmental Impact Report (93-EIR-3) together with the original EIR and prior Addenda are adequate for this project 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 request. The original EIR identified significant effects on the environment in the following categories: Biology, Geology, Aesthetics, Traffic, Air Quality, Recreation, Fire Hazards, and Noise. The application involves AP Nos. 011-280-020 & -009 (Lot 5) and 011-280-010 & -021 (Lot 4), located at 1385 and 1389 Oak Creek Canyon Road, in the Montecito area, First Supervisorial District. (Continued from 12/16/09)

ACTION: Approved the project with revisions to the Conditions of Approval.

Burrows/Phillips

**Vote: 4-0-1 (Burrows abstained)
10 day appeal period; fee required.**

8. **09VAR-00000-00004** **Stamos Variance** **209 East Mountain Drive**
Exempt, CEQA Section 15305(a) Alice McCurdy, Supervising Planner (805) 568-2518
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Benjamin Lucas to consider Case No. 09VAR-00000-00004, [application filed on October 5, 2009] for a Variance from the setback regulations in compliance with Section 35.472.180 of the Montecito Land Use and Development Code, on property zoned 2-E-1, to allow a front setback of 10 feet from road right of way and 40 feet from road centerline instead of the required 20 feet from road right of way and 50 feet from road centerline; 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 No. 013-050-022, located at 209 East Mountain Drive, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Gottsdanker/Overall

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

9. **09CDH-00000-00036** **Santa Barbara Cemetery**
09AMD-00000-00007 **Mausoleum Addition** **901 Channel Drive**
Exempt, CEQA Section 15301(e)(1) Anne Almy, Supervising Planner (805) 568-2053
Julie Harris, Planner (805) 568-3518

Hearing on the request of Eric Pedersen, AIA, on behalf of the Santa Barbara Cemetery Association to consider Case Nos. 09CDH-00000-00036 and 09AMD-00000-00007, [applications filed on October 1, 2009] for a Conditional Use Permit Amendment to permits 68-CP-31 and 83-CP-99 (CZ) and a Coastal Development Permit to construct a new 1,926 square foot mausoleum addition in the 20-R-1 zone district, in compliance with Article II Section 35-172.11.2 and Section 35-169 (Coastal Zoning Ordinance); and to accept the Exemption pursuant to Section 15301(e)(1) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 009-270-001 and 009-270-003, located at 901 Channel Drive, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Eidelson/Gottsdanker

**Vote: 5-0
10 day appeal period; no fee required (Coastal Zone).**

10. **09CDH-00000-00030** **NextG Networks Cellular Antenna #ESB18** **San Lenadro Lane**
Exempt, CEQA Sections 15061(b)(3), 15301(b), 15301(c), 15302(c), and 15304(f) Anne Almy, Supervising Planner (805) 568-2053
Megan Lowery, Planner (805) 568-2517

Hearing on the request of Sharon James on behalf of the applicant, NextG Networks, to consider Case No. 09CDH-00000-00030, [application filed on August 5, 2009] for a Coastal Development Permit in compliance with Section 35-169 of the Coastal Zoning Ordinance, on property zoned 2-E-1; to construct and operate an unmanned wireless telecommunications facility, 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. 007-300-006, located on San Leandro Lane in the Montecito area, First Supervisorial District.

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

Phillips/Gottsdanker

Vote: 4-1 (Eidelson no)

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

11. Santa Barbara County Storm Water Management Program Briefing Montecito

Joy Hufschmid, Manager, Project Clean Water Public Works Department (805) 568-3373
Cathleen Garnand, Civil Engineering Associate, Public Works Department (805) 568-3561

The Montecito Planning Commission will receive a briefing on state storm water runoff requirements for Low Impact Development and discussion on upcoming revisions to land use application.

ACTION: Continued the item to the hearing of March 24, 2010, at the request of staff.

Gottsdanker/Burrows

Vote: 5-0

Appeal process not applicable.

12. Tea Fire Rebuilds Montecito

Dianne Black, Director, Development Services (805) 568-2000

The Montecito Planning Commission will receive a report on the status of Tea Fire rebuilds.

ACTION: The Commission received a report on the status of Tea Fire rebuilds by Dianne M. Black. 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