



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of February 27, 2013
9:00 a.m.

DANIEL EIDELSON, 1st VICE CHAIR
CLAIRE GOTTSDANKER, 2nd VICE CHAIR
MICHAEL PHILLIPS
SUE BURROWS, Chair
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 Chair, Sue Burrows.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** Commissioner Gottsdanker was absent.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- IX. **MINUTES:** The Minutes of January 16, 2013 were considered as follows:
ACTION: **Approved the Minutes of January 16, 2013.**
Overall/Eidelson **Vote: 4-0 (Gottsdanker absent)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- XII. **STANDARD AGENDA:**

1. **12CDH-00000-00018** **Van Wolfswinkel Demo/New Dwelling and Accessory Structure** **1210 Channel Drive**
Exempt, CEQA Guidelines Sections 15301 & 15303 **Anne Almy, Supervising Planner (805) 568-2053**
Brian Banks, Planner, (805) 568-3559

Hearing on the request of Sophie Calvin, agent for Randall Van Wolfswinkel, to consider Case No. 12CDH-00000-00018, [application filed on June 22, 2012] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on

property zoned 1-E-1 to allow for demolition of the existing 1,114 square foot one-story single family dwelling and construction of a new two-story single family dwelling 2,554 net square feet in size with a basement 1,639 net square feet in size, a detached garage 479 net square feet in size, a cabana 800 net square feet in size, a swimming pool and spa, rainwater cisterns, and grading of 800 cubic yards of cut, 150 cubic yards of fill, with 650 cubic yards of export; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15301 and 15303. The application involves AP No. 009-352-010, located at 1210 Channel Drive, in the Montecito area, First Supervisorial District. (Continued from 10/24/12, 11/28/12, and 1/16/13)

ACTION: Approved the project.

Phillips/Overall

Vote: 4-0 (Gottsdanker absent)

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

2. 12CUP-00000-00016 880 Picacho Lane Trust Conditional Use Permit 880 Picacho Lane

Exempt, CEQA Guidelines Section 15303

Anne Almy, Supervising Planner (805) 568-2053

Nicole Lieu, Planner, (805) 884-8068

Hearing on the request of Steve Fort, agent for the owner, 880 Picacho Lane Trust, to consider Case No. 12CUP-00000-00016, [application filed on 5-14-12] for a Conditional Use Permit to allow entry gates of 7 feet in height and posts of 9 feet 11 inches in height compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on property zoned 2-E-1; determine that the project is exempt pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 011-100-034, located at 880 Picacho Lane, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Phillips/Eidelson

Vote: 3-1 (Overall no; Gottsdanker absent)

10 day appeal period; fee required

3. 12CDH-00000-00043 Zacara, LLC Addition and Plunge Pool 1104 Channel Drive

Exempt, CEQA Guidelines Sections 15301 & 15303

Zoraida Abresch, Supervising Planner (805) 934-6585

Brian Banks, Planner, (805) 568-3559

Hearing on the request of Barry Winick, agent for Zacara LLC, to consider Case No. 12CDH-00000-00043, [application filed on December 17, 2012] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1 to allow for conversion of a portion of the existing second floor deck of the existing single family residence to a second floor addition of 185 net square feet with a roof deck above, demolition of the existing approximately 230 sq. ft. pergola, construction of a new 185 square foot plunge pool; and to determine the project is exempt from the provisions of CEQA pursuant to Sections 15301 and 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-352-037, located at 1104 Channel Drive, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Phillips/Eidelson

Vote: 4-0 (Gottsdanker absent)

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

4. **13CDH-00000-00002** **Zacara, LLC Workshop/Storage Structure & Demo/New Cabana** **1127 Hill Road**
Exempt, CEQA Guidelines Sections 15301 & 15303 Zoraida Abresch, Supervising Planner (805) 934-6585
Brian Banks, Planner, (805) 568-3559

Hearing on the request of Barry Winick, agent for Zacara LLC, to consider Case No. 13CDH-00000-00002, [application filed on January 11, 2013] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1 to allow for construction of a new workshop/storage accessory structure 677 net square feet in size, demolition of the existing 800 square foot cabana, and construction of new Cabana approximately 787 net square feet in size; and to determine the project is exempt from the provisions of CEQA pursuant to Sections 15301 and 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-352-036, located at 1127 Hill Road, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Overall/Eidelson

Vote: 4-0 (Gottsdanker absent)

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

5. **12CUP-00000-00015**
12GOV-00000-00025 **Montecito Fire Protection**
12GOV-00000-00026 **District New Fire Station #3** **2500 E. Valley Road**
EIR SCH #2011031094 Anne Almy, Supervising Planner (805) 568-2053
Julie Harris, Planner (805) 568-3518

Hearing on the request of Rita Bright, AMEC, agent for the Montecito Fire Protection District, to consider the following:

- a) **12CUP-00000-00015** [application filed on May 14, 2012] for a Conditional Use Permit to allow development of a new fire station in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on property zoned Residential 2-E-1;
- b) **12GOV-00000-00025** [application filed on October 29, 2012] to determine that the acquisition of a 2.56-acre parcel of land zoned Residential 2-E-1 to the Montecito Fire Protection District and construction of a new fire station is consistent with the Comprehensive Plan, including the Montecito Community Plan, in compliance with Government Code Section 65402(c); and
- c) **12GOV-00000-00026** [application filed on October 29, 2012] to determine that the offer to dedicate a 10-foot wide riding and hiking trail easement from the Montecito Fire Protection District to the County of Santa Barbara is consistent with the Comprehensive Plan, including the Montecito Community Plan, in compliance with Government Code Section 65402(a);

and to accept the Final Environmental Impact Report (SCH # 2011031094) prepared by the Montecito Fire Protection District 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: Biological Resources; Geologic Processes; and Water Resources, Supply and Service. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara; the Montecito Public Library, 1469 East Valley Road, Montecito; and the Montecito Fire Protection District

Headquarters, 595 San Ysidro Road, Montecito. The application involves a 2.56-acre portion of AP No. 155-070-008, located at 2500 East Valley Road, in the Montecito area, First Supervisorial District. (Continued from 10/24/12, 11/28/12, and 1/16/13)

ACTION: Accepted the withdrawal.

Overall/Eidelson

**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