



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of March 16, 2005
9:00 a.m.

BOB BIERIG, VICE CHAIR
CLAIRE GOTTSANKER
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 Government Access Television (GATV) 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 GATV 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. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** Presented by Jackie Campbell.
- VI. **PROJECTION REPORT:** Presented by Jackie Campbell.
- VII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by Val Alexeeff, Director, Planning and Development.
- VIII. **PUBLIC COMMENT:** John Thorndike addressed the Commission regarding his parking space that was taken from his property in Toro Canyon.

Jon Dohm requested clarification on the scheduling of a special hearing to consider the Coral Casino.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Thielscher reported that he attended the Montecito Association Land Use Meeting.

Commissioner Meghreblian reported that he attended the Montecito Board of Architectural Review (MBAR) meeting on March 14, 2005. The Finefrock Single Family Dwelling Addition was discussed and MBAR representatives will be attending today's hearing.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Jackie Campbell announced the APA Conference that will be held in San Francisco beginning Monday, March 21, 2005. Dianne Meester and Lisa Plowman will be attending on behalf of Planning and Development and Michael Cooney on behalf of the Planning Commission.

Ms. Campbell updated the Montecito Planning Commission on the status of the Zoning Ordinance Reformatting Project.

XI. **MINUTES:** The Minutes of February 16, 2005 were considered as follows:

ACTION: Continued the Minutes of February 16, 2005 to the hearing of April 20, 2005.

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

XII. **STANDARD AGENDA:**

04COC-00000-00007 **Maxwell Conditional Certificate**

1. **04CDP-00000-00090 of Compliance and Coastal Development Permit** **High Road**

Exempt CEQA Section 15061(b)(3) Julie Harris, Planner (805) 568-3518

Hearing on the request of Jack Maxwell, agent to the owner, Pauline Maxwell, to consider the following [application filed on March 29, 2004]:

- a) **04COC-00000-00007** for a Conditional Certificate of Compliance to recognize the creation of one 8,791 square foot parcel and one 14,872 square foot parcel to be merged into one lot upon recordation, in the 2-E-1 Zone District under Article II;
- b) **04CDP-00000-00090** for a Coastal Development Permit under Section 35-169 in the 2-E-1 Zone District of Article II to allow recordation of Certificate of Compliance No. 04COC-00000-00007;

and to accept the Exemption pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP Nos. 009-162-010 and 009-162-022, located at High Road in the Montecito area, First Supervisorial District. (Continued from 10/20/04, 11/17/04, 1/19/05 and 2/16/05)

ACTION: Continued the item to the hearing of June 15, 2005.

Thielscher/Phillips **Vote: 3-0-2 (Bierig/Gottsdanker abstained)**
Appeal process not applicable.

04COC-00000-00008 **Maxwell Conditional Certificate**

2. **04CDP-00000-00091 of Compliance and Coastal Development Permit** **High Road**

Exempt CEQA Section 15061(b)(3) Julie Harris, Planner (805) 568-3518

Hearing on the request of Jack Maxwell, agent to the owner, Kari Campano, to consider the following [application filed on March 29, 2004]:

- a) **04COC-00000-00008** for a Conditional Certificate of Compliance to recognize the creation of one 8,984 square foot parcel and one 8,795 square foot parcel to be merged into one lot upon recordation in the 2-E-1 Zone District under Article II;
- b) **04CDP-00000-00091** for a Coastal Development Permit under Section 35-169 in the 2-E-1 Zone District of Article II to allow recordation of Certificate of Compliance No. 04COC-00000-00008;

and to accept the Exemption pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP Nos. 009-162-032 and 009-162-033, located at High Road in the Montecito area, First Supervisorial District. (Continued from 10/20/04, 11/17/04, 1/19/05 and 2/16/05)

ACTION: Continued the item to the hearing of June 15, 2005.

Thielscher/Phillips **Vote: 3-0-2 (Bierig/Gottsdanker abstained)**
Appeal process not applicable.

04COC-00000-00010 **Maxwell Conditional Certificate**
3. 04CDP-00000-00092 of Compliance and Coastal Development Permit **Summit Road**
Exempt CEQA Section 15061 (b)(3) Julie Harris, Planner (805) 568-3518

Hearing on the request of Jack Maxwell, owner, to consider the following [application filed on April 27, 2004]:

- a) **04COC-00000-00010** for a Conditional Certificate of Compliance to recognize the creation of one 9,822 square foot parcel and one 9,713 square foot parcel. Upon recordation of the conditional certificates, the two lots will be merged with AP No. 009-162-021, a legal lot to form one larger lot of 39,448 square feet in the 2-E-1 Zone District under Article II;
- b) **04CDP-00000-00092** for a Coastal Development Permit under Section 35-169 in the 2-E-1 Zone District of Article II to allow recordation of Certificate of Compliance No. 04COC-00000-00010;

and to accept the Exemption pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP Nos. 009-162-011 and 009-162-028, located at Summit Road in the Montecito area, First Supervisorial District. (Continued from 10/20/04, 11/17/04 1/19/05 and 2/16/05)

ACTION: Continued the item to the hearing of June 15, 2005.
Thielscher/Phillips **Vote: 3-0-2 (Bierig/Gottsdanker abstained)**
Appeal process not applicable.

4. 03CDH-00000-00044 **Finefrock SFD Addition** **1655 Fernald Point Lane**
04NGD-00000-00027 Julie Harris, Planner (805) 568-3518

Hearing on the request of Robert Foley, agent for the owner, Gary Finefrock, to consider Case No. 03CDH-00000-00044 [application filed on December 19, 2003] for a Coastal Development Permit under Section 35-169.5 in the 1-E-1 Zone District of Article II to allow the dismantling, relocation and reconstruction onsite of a 2,300 square foot single family dwelling, construct a 5,332 square foot addition and an 800 square foot attached garage, and to approve the Mitigated Negative Declaration (04NGD-00000-00027) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. The ground floor of the reconstructed dwelling would be 900 square feet and when combined with the addition, the new dwelling would be 6,232 square feet. The second floor of the original dwelling would be converted to a 1,034 square foot gym (an attached accessory structure). Seven small accessory structures totaling 1,782 square feet would be demolished. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Geological Processes, Historic Resources, Land Use, Noise (short term), Recreation and Transportation/Circulation. The Proposed Final Mitigated 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 Montecito Branch of the City of Santa Barbara Library, 1469 East Valley Road, Santa Barbara. The property is identified as AP No.007-374-002, located at 1655 Fernald Point Lane, Montecito area, First Supervisorial District. (Continued from 2/16/05)

ACTION: Approved the project.
Gottsdanker/Meghreblian **Vote: 4-1 (Thielscher no)**
10 day appeal period; no fee required; Coastal Zone.

5. 04CUP-00000-00067 Vogelzang Entry Gates and Walls 751 Picacho Lane
Exempt, CEQA Section 15303(e) Lisa Hosale, Planner (805) 568-2007

Hearing on the request of Darrel Becker, agent for the owners, Mr. & Mrs. Vogelzang, to consider Case No. 04CUP-00000-00067 [application filed on September 27, 2004] for a Conditional Use Permit allowing 8 foot high gates, 9.5 foot high posts and 7 foot high walls to be located in the front yard setback under the provisions of Article IV Zoned 2-E-1; and to accept the Exemption pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 011-090-029, located at 751 Picacho Lane, Montecito area, First Supervisorial District.

ACTION: Approved the project.

Bierig/Thielscher

Vote: 5-

0

10 day appeal period; fee required.

6. 04CUP-00000-00081 Morton Wall 550 Santa Angela Lane
Exempt, CEQA Section 15303(e) Abe Leider, Planner (805) 568-3508

Hearing on the request of Valerie Froscher, agent for the owner, Hughes Morton, to consider Case No. 04CUP-00000-00081 [application filed on December 17, 2004] for a Conditional Use Permit allowing the construction of a 9-foot high, and 130-foot long green plaster wall within the rear yard setback of a developed .44 acre residential parcel in Montecito under the provisions of Article IV Zoned 20-R-1; and to accept the Exemption pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 011-200-018, located at 550 Santa Angela Lane, Montecito area, First Supervisorial District.

ACTION: Approved the project.

Gottsdanker/Thielscher

Vote: 5-0

10 day appeal period; fee required.

7. 04CUP-00000-00075 Symington Wall 470 Hot Springs Road
Exempt, CEQA Section 15303(e) Abe Leider, Planner (805) 568-3508

Hearing on the request of Bob Goda, agent for the owner, Ann Symington, to consider Case No. 04CUP-00000-00075 [application filed on November 12, 2004] for a Conditional Use Permit allowing construction of an as-built 7.5 to 8.5 foot tall, 30-foot long wall in the front yard setback of a developed residential parcel in Montecito under the provisions of Article IV Zoned 2-E-1; and to accept the Exemption pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-051-010, located at 470 Hot Springs Road, Montecito area, First Supervisorial District.

ACTION: Approved the project.

Phillips/Gottsdanker

Vote: 4-0-1 (Thielscher abstained)

10 day appeal period; fee required.

8. 05TEX-00000-00005 Miramar Hotel Time Extension 1555 South Jameson Lane
CEQA Section 15162 to 00-ND-03 Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Suzanne Elledge, agent for Miramar Holdings, LLC, to consider Case No. 05TEX-00000-00005 for a one-year time extension to the Miramar Hotel renovation project Final Development Plan Amendment, 02AMD-00000-00007; consideration of substantial physical construction for the project and to accept the Negative Declaration, 00-ND-03 as adequate environmental review pursuant to Section 15162 of CEQA. The application

involves AP Nos. 009-333-010, 009-371-003, 009-371-004, 009-372-001 and 009-010-002, located at 1555 South Jameson Lane, Montecito area, First Supervisorial District.

ACTION: Approved the Time Extension.

Phillips/Thielscher

Vote: 5-0

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

**9. Montecito Planning Commission Participation
at Board of Supervisors' Hearings**

The Montecito Planning Commission will discuss procedures for participation in Board of Supervisors' hearings when decisions of the Montecito Planning Commission are appealed.

Discussion only; therefore 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

Jackie Campbell
Secretary to the Montecito Planning Commission