



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of March 21, 2007
9:00 a.m.

BOB BIERIG, Chair
CLAIRE GOTTSDANKER, 2nd Vice Chair
MICHAEL PHILLIPS, 1st Vice Chair
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 (CSBT) 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 CSBT Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Bob Bierig, Chair.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** Commissioner Gottsdanker was absent.
- V. **PRESENTATION OF RESOLUTION TO RICHARD THIELSCHER:** Richard Thielscher was presented with a Resolution for his service as a Montecito Planning Commissioner.
- VI. **AGENDA STATUS REPORT:** Presented by Dianne Meester Black.
- VII. **PROJECTION REPORT:** Presented by Dianne Meester Black.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY::**
Presented by John Baker, Director, Planning and Development.
- IX. **PUBLIC COMMENT:** None.
- X. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Bierig reported that he attended the March 12 Joint Chairs meeting.
Commissioner Burrows reported that she attended the February 26 Montecito BAR meeting.
Overall reported that he attended a recent joint session with the office of the First District, with representatives from the Montecito PC, Montecito BAR, Montecito Association, and County Planning and Development staff
- XI. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- XII. **MINUTES:** The Minutes of February 21, 2007 were considered as follows:
ACTION: **Approved the Minutes of February 21, 2007, as amended.**
Overall/Phillips Vote: 4-0 (Gottsdanker absent)

XIII. STANDARD AGENDA:

1. **06APL-00000-00022** **Appeal of the Kogevinas**
06APL-00000-00055 **Addition, New Garage, and Pool** **171 Olive Mill Lane**
Anne Almy, Supervising Planner (805) 568-2053
Holly Bradbury, Planner (805) 568-3577

Hearing on the request of Susan M. Basham, attorney for the appellants, to consider the Appeals, Case Nos. 06APL-00000-00022 and 06APL-00000-00055 [Appeals filed on June 29, 2006] of the Planning and Development Department's approval of a Coastal Development Permit, 05CDP-00000-00139 and MBAR final approval, 05BAR-00000-0300 of the Kogevinas Addition, New Attached Garage, and Pool. The application involves AP No. 009-170-011, located at 171 Olive Mill Lane, in the Montecito area, First Supervisorial District.

ACTION: Adopted the findings, denied the Appeal and granted de novo approval of the Coastal Development Permit.

Phillips/Overall

Vote: 4-0 (Gottsdanker absent)

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

2. **04LLA-00000-00010** **Fraser/Siemens Lot Split Plat,**
05RMM-00000-00003 **Modification, Lot Line Adjustment**
07GOV-00000-00003 **and Government Code Consistency** **799 and 805 Park Lane**
06NGD-00000-00015 June Pujo, Supervising Planner (805) 568-2056
Julie Harris, Planner (805) 568-3518

Hearing on the request of Jennifer Foster, agent for Wayne Siemens and Gordon and Gaye Fraser, owners to consider the following:

- a) **05RMM-00000-00003** [application filed on June 7, 2005] to modify the plat exhibit for Lot Split No. 1467 to remove a notation that prevents AP No. 007-050-015 from being used as a separate building site which would allow future residential development;
- b) **04LLA-00000-00010** [application filed on September 3, 2004] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between two lots of 0.77 and 1.26 acres (AP Nos. 007-050-015 and 007-050-025) to reconfigure into two lots of 0.84 and 1.19 acres, on property located in the 2-E-1 Zone;
- c) **07GOV-00000-00003** [application filed on March 1, 2007] for a determination that the relocation of an existing County hiking and riding trail easement on AP No. 007-050-015 is consistent with the Comprehensive Plan of the County of Santa Barbara, including the Montecito Community Plan, pursuant to Government Code Section 65402;

and to approve the Negative Declaration 06NGD-00000-00015 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: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Land Use, Noise, Recreation, Transportation/Circulation and Water Resources/Flooding.

The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu Street, Santa Barbara. The application involves AP Nos. 007-050-015 and 007-050-025, located at 805 and 799 Park Lane West, in the Montecito area, First Supervisorial District.

ACTION: Accepted late submittals into the record from Derek A. Westen and Residents of Park Lane West and Park Hill Lane.

Phillips/Bierig

Vote: 4-0 (Gottsdanker absent)

ACTION: Approved the project with revisions to the findings.

Phillips/Burrows

**Vote: 3-1 (Overall no/Gottsdanker absent)
10 day appeal period; fee required.**

**3. 07ORD-00000-00001 Proposals to allow Zoning Clearances following CUP
07ORD-00000-00002 and DP Approvals and Revisions to the CDP Process Montecito**

Exempt, CEQA Section 15061(b)(3)

Pat Saley, Planner (805) 568-2000
Noel Langle, Planner (805) 568-2009

The Montecito Planning Commission will consider ordinance amendments on proposals to amend the County and Montecito Land Use and Development Codes to allow Zoning Clearances following Conditional Use Permit and Development Plan approvals and revisions to the Coastal Development Permit process as follows:

- a) **07ORD-00000-00001**, to adopt a recommendation to the County Planning Commission that they recommend to the Board of Supervisors that the Board of Supervisors adopt an ordinance amending the text of Article 35.8, Planning Permit Procedures, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code;
- b) **07ORD-00000-00002**, to adopt a recommendation to the Board of Supervisors that they adopt an ordinance amending the text of Division 35.7, Montecito Planning Permit Procedures, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code.

The Montecito Planning Commission will consider and make recommendations regarding the Proposals to allow Zoning Clearances following Conditional Use Permit and Development Plan approvals and revisions to the Coastal Development Permit process to the Board of Supervisors on Case No. 07ORD-00000-00002 as it relates to the Montecito Planning Area and recommend that the Board of Supervisors find that Case No. 07ORD-00000-00002 is exempt from environmental review pursuant to Section 1506(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act.

These amendments relate to:

- Use of the Zoning Clearance process to allow development following Conditional Use Permit and Development Plan approvals;
- Revisions to the Coastal Development Permit process; including designating the Director as the review authority for Coastal Development Permits with waived public hearings.

ACTION: Continued item to the special hearing of March 29, 2007.

Burrows/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

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