



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of March 23, 2011
9:00 a.m.

DANIEL EIDELSON, 2nd VICE CHAIR
CLAIRE GOTTSANKER
MICHAEL PHILLIPS
SUE BURROWS, 1st VICE CHAIR
JACK OVERALL, 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, Jack Overall.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** Carol Krez voiced support for a Montecito tree ordinance. Derek Westen, William Reyner, and Richard Monk spoke to the issue of compliance with Conditions of Approval pertaining to the Coral Casino project.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- IX. **MINUTES:** The Minutes of February 23, 2011 were considered as follows:
ACTION: Approved the Minutes of February 23, 2011.
Phillips/Burrows Vote: 5-0
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director. The Commission requested that they be notified when the Miramar Hotel project moves forward.
- XII. **STANDARD AGENDA:**

- Bagdasarian-Karman Appeal of
the P&D Director's Denial**
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| 1. 10APL-00000-00016
Exempt, CEQA Section 15270 | of 09LUP-00000-000256 | 1192 & 1194 East Mountain Drive
Anne Almy, Supervising Planner (805) 568-2053
Julie Harris, Planner (805) 568-3518 |
|---|------------------------------|---|

Hearing on the request of Ken Mineau, Appleton & Associates, agent for the owners/appellants, Ross Bagdasarian and Janice Karman, to consider Case No. 10APL-00000-00016, [appeal filed on August 5, 2010] of the Director's decision to deny a Land Use Permit, Case No. 09LUP-00000-00256, in compliance with Chapter 35.492 of the Montecito Land Use and Development Code on property located in the 3-E-1 Zone; and to determine denial of the project is exempt from CEQA pursuant to Section 15270 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 011-020-034 and 011-020-042, located at 1192 and 1194 East Mountain Drive, in the Montecito area, First Supervisorial District. (Continued from 10/27/10, 12/15/10, and 2/23/11)

ACTION: Continued the item to the hearing of May 25, 2011, at the request of the applicant.

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

09CUP-00000-00048
10LLA-00000-00002
10CDP-00000-00015

2. **Crane School Master Plan 1795 San Leandro Lane**

 11NGD-00000-00001 Anne Almy, Supervising Planner (805) 568-2053
 Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Suzanne Elledge, agent for Crane School, to consider Case No. 09CUP-00000-00048 [application filed on November 2, 2009] and Case No. 10CDP-00000-00015 [application filed on March 9, 2010] for a Conditional Use Permit and Coastal Development Permit to update Crane School's Master Plan in compliance with Sections 35-172 and 35-169 of the Article II Coastal Zoning Ordinance; and Case No. 10LLA-00000-00002 [application filed on March 8, 2010] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between two lots internal to the campus on property zoned 1-E-1; and to adopt the Mitigated Negative Declaration (11NGD-00000-00001) 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, Fire Protection, Geologic Resources, Hazardous Materials, Noise, and Water Resources. The 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 Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP Nos. 007-340-028, -039, and -040, located at 1795 San Leandro Lane, in the Montecito area, First Supervisorial District.

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

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

3. **Long Range Planning 2011-2012 Annual Work Program Countywide**

 Jeff Hunt, Long Range Planning Director (805) 568-2072

Hearing on the request of Long Range Planning for the Montecito Planning Commission to receive and review the *2011-2012 Annual Work Program and Mid-Year Report* and direct staff to forward any comment to the Board of Supervisors.

ACTION: Directed staff to forward a recommendation to the Board of Supervisors to continue work on current projects, required services and operations management and recommend the Board of Supervisors amend the 2011-

2012 Annual Work Program potential project list as follows: a) Consult with the Montecito Association to scale back and focus the Montecito Design Guidelines project scope and budget, and move to the high priority list; b) Move Supplemental Agricultural Uses Amendments to the medium priority list; and c) Consult with the Montecito Association on and retain the Montecito Tree Protection Standards on the medium priority list but rank higher in relative priority.

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

4.	11ORD-00000-00006	Commercial Telecommunications	
	11ORD-00000-00007	Ordinance Amendments	Montecito
	97-ND-02 & Addendum	Anne Almy, Supervising Planner (805) 568-2053 Megan Lowery, Planner (805) 568-2517	

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission consider and adopt:

- a) A recommendation to the Board of Supervisors that they adopt an ordinance (Case No. **11ORD-00000-00006**) amending Division 35.4, Montecito Standards for Specific Land Uses, and Division 35.10, Glossary, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code;
- b) A recommendation to the Planning Commission to recommend to the Board of Supervisors that they adopt an ordinance (Case No. **11ORD-00000-00007**) amending Division 7, General Regulations, and Division 2, Definitions, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code; and

Accept 97-ND-02 (dated January 30, 1997) and Addendum dated March 4, 2011 as adequate environmental review pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original ND identified significant but mitigable effects on the environment in the following categories: Air Quality, Biological Resources, Ethnic Resources, Historic Resources, Noise, Aesthetic/Visual Resources, and Risk of Upset/Hazardous Materials. The Addendum to the ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The proposed ordinances would amend regulations allowing the installation and operation of commercial telecommunications facilities in the Montecito Community Plan area, and throughout the Coastal Zone.

ACTION: Adopted the findings for approval including CEQA findings and recommended that the Board of Supervisors adopt the findings for approval of the proposed ordinance amendments; Accepted 97-ND-02 (dated January 30, 1997) and Addendum dated March 4, 2011 as adequate environmental review; Adopted a resolution recommending the Board of Supervisors approve Case No. **11ORD-00000-00006**; and adopted a recommendation to the Planning Commission to adopt a resolution recommending that the Board of Supervisors approved Case No. **11ORD-00000-00007**.

**Phillips/Burrows Vote: 4-0 (Phillips 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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