



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of March 28, 2012  
9:00 a.m.

DANIEL EIDELSON, 1<sup>st</sup> VICE CHAIR  
CLAIRE GOTTSDANKER, 2<sup>nd</sup> 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 Sharon Foster.
- 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 February 22, 2012 were considered as follows:  
**ACTION:** **Approved the Minutes of February 22, 2012.**  
**Overall/Phillips      Vote: 4-0 (Gottsdanker absent)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- XI. **INTENT TO WAIVE A PUBLIC HEARING:**

**Makarechian Single Family**  
**11CDH-00000-00021      Dwelling Addition and New Garage      1150 Channel Drive**  
Anne Almy, Supervising Planner (805) 568-2053  
J. Ritterbeck, Planner (805) 568-3509

The project is for a Coastal Development Permit to allow the construction of a 154 square foot addition to the existing dining room area of the existing dwelling, conversion of the existing 620 square foot garage to a bedroom and the construction of a new 518 square foot attached two-car

garage. The application involves AP No. 009-352-027, located at 1150 Channel Drive, in the Montecito area, First Supervisorial District.

**ACTION: Acknowledged intent to waive public hearing. No action was taken.**

**XII. STANDARD AGENDA:**

- 1. 2011 Comprehensive Plan Annual Progress Report Countywide**  
Jeff Hunt, Director, Long Range Planning (805) 568-2072  
Paul Clementi, Planner, (805) 568-2011

Hearing on the request of the Long Range Planning Division to receive and file the *Santa Barbara County 2011 Comprehensive Plan Annual Progress Report* and authorize staff to provide the annual report to the Board of Supervisors, Governor's Office of Planning and Research, and State Department of Housing and Community Development.

**ACTION: Received and filed the *Santa Barbara 2011 Comprehensive Plan Annual Progress Report* and authorized staff to provide the annual report to the Board of Supervisors, Governor's Office of Planning and Research, and the State Department of Housing and Community Development.**

**Phillips/Overall Vote: 4-0 (Gottsdanker absent)  
Appeal process not applicable.**

**11CDH-00000-00033  
11CDH-00000-00035  
11CDH-00000-00036**

- 2. 11CDH-00000-00037 MPJC Ventures Driveway/Utilities 1385, 1387, 1393, 1395  
11CDH-00000-00038 and Four New Single Family Dwellings Danielson Road**  
Addendum to: 07NGD-00000-00045 Anne Almy, Supervising Planner (805) 568-2053  
Julie Harris, Planner (805) 568-3518

Hearing on the request of Steve Welton, agent for the owners MPJC Ventures, to consider the following:

- a) **11CDH-00000-00033** [application filed on August 8, 2011] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 7-R-1 to allow construction of a new shared driveway, sewer line and water line to serve four residential lots; the application involves AP No. 009-304-016, 009-304-017, 009-304-018, and 009-304-019 (formerly 009-304-013 and 009-304-014); 1385, 1387, 1393 and 1395 Danielson Road;
- b) **11CDH-00000-00035** [application filed on August 15, 2011] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 7-R-1 to allow construction of a new single family dwelling of approximately 2,787 square feet (gross) and attached garage of 455 square feet (gross); the application involves AP No. 009-304-016, 1393 Danielson Road, Lot 1 of PM 14,686;
- c) **11CDH-00000-00036** [application filed on August 15, 2011] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 7-R-1 to allow construction of a new single family dwelling of approximately 2,660 square feet (gross) and attached garage of 523 square foot (gross); the application involves AP No. 009-304-017, 1385 Danielson Road, Lot 2 of PM 14,686;

- d) **11CDH-00000-00037** [application filed on August 15, 2011] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 7-R-1 to allow construction of a new single family dwelling of approximately 2,659 square foot (gross) and attached garage of 756 square foot (gross); the application involves AP No. 009-304-018, 1387 Danielson Road, Lot 3 of PM 14,686;
- e) **11CDH-00000-00038** [application filed on August 15, 2011] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 7-R-1 to allow construction of a new single family dwelling of approximately 2,666 square foot (gross) and attached garage of 574 square foot (gross); the application involves AP No. 009-304-019, 1395 Danielson Road, Lot 4 of PM 14,686;

and to consider the 15164 Addendum to Negative Declaration (07NGD-00000-00045) 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 ND identified significant but mitigable effects on the environment in the following categories: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Land Use, Noise, and Water Resources/Flooding. The 15164 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 project site is located at the east side of the intersection of Danielson and Virginia Roads in the Montecito planning area, First Supervisorial District.

**ACTION: Approved the project.**

**Phillip/Eidelson**

**Vote: 4-0 (Gottsdanker absent)  
10 day appeal period; no fee required (Coastal Zone)**

<b>3.</b>	<b>12VAR-00000-00002 11CDH-00000-00058</b>	<b>Kwock Addition and Setback Variance</b>	<b>1556 Miramar Beach Drive</b>
	Exempt, CEQA Guidelines Sections 15301(e)(1) and 15305(a)	Anne Almy, Supervising Planner (805) 568-2053	Brian Banks, Planner (805) 568-3559

Hearing on the request of Jason Grant, agent for Danny Kwock, owner, to consider the following:

- a) **12VAR-00000-00002** [application filed on January 23, 2012] for a Variance to the required front setbacks in compliance with Section 35-173 of Article II, the Coastal Zoning Ordinance, on property zoned 7-R-1 to reduce the required 20-foot front setback from road right-of-way down to 0-feet to allow structural alterations including demolition of the existing flat-roofed covered entry and extension of the existing sloped-roof;
- b) **11CDH-00000-00058** [application filed on January 14, 2012] for a Coastal Development Permit in compliance with Section 35-169 of Article II, the Coastal Zoning Ordinance, on property zoned 7-R-1 to allow: an addition of 18 square feet to the existing three-story single family dwelling (6 square feet on each floor); an addition to the existing third floor deck of 86 square feet; new glass deck railings; demolition of the existing flat-roofed covered entry and extension of the existing sloped-roof to cover the entry; the addition of dormer windows to the roof at the south elevation (no increase in overall height); door and window changes; an interior remodel; replacement of an existing fireplace and chimney, and validation of the existing gate of approximately 6 ft., 6 inches located within the side setback; and

and to determine the project is exempt from CEQA pursuant to Sections 15301(e)(1) and 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-345-035, located at 1556 Miramar Beach Drive, in the Montecito Community Plan area, First Supervisorial District.

**ACTION:    Approved the project.**

**Eidelson/Overall**

**Vote: 4-0 (Gottsdanker absent)  
10 day appeal period; no fee required (Coastal  
Zone)**

The Montecito Planning Commission Agenda, Marked Agenda and Staff Reports are available on the  
Planning and Development Web Site at  
[www.sbcountyplanning.org](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Montecito Planning Commission