



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of March 29, 2007
9:00 a.m.

BOB BIERIG, Chair
CLAIRE GOTTSANKER, 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 this special Montecito Planning Commission Hearing will be on Saturday, March 31, 2007 at 5:00 P.M. and Sunday, April 1, 2007 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:** All commissioners were present.
- V. **PUBLIC COMMENT:** None
- VI. **STANDARD AGENDA:**

1. **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.
- (Continued from 3/21/07)

ACTION: Recommended that the County Planning Commission recommend to the Board of Supervisors that the Board adopt Ordinance Amendment 07ORD-00000-00001, that the Board of Supervisors adopt Ordinance Amendment 07ORD-00000-00002, and that the Board of Supervisors find that the amendments are categorically exempt from the California Environmental Quality Act (CEQA).

Gottsdanker/Overall

Vote: 5-0

The Montecito Planning Commission's recommendations will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

2. **06APL-00000-00042**
06APL-00000-00047 **Hurst Appeal** **932 Park Lane**
Peter Imhof, Supervising Planner (805) 568-2518
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Tom Meaney, agent for the owner, Harrison Hurst, to consider the Appeal, Case Nos. 06APL-00000-00042 and 06APL-00000-00047 [appeals filed on December 8, 2006], of the Montecito Board of Architectural Review's decision to deny 06BAR-00000-00033 and the Planning and Development Department's decision to deny a Land Use Permit, Case No. 06LUP-00000-00105, for demolition of an existing residence and garage, construction of a new single-family residence, detached garages, guest house, entry gates, retaining walls, and pool in the 2-E-1 Zone under Section 35-2 of County Code Chapter 35 (Montecito Land Use and Development Code). The application involves AP No. 007-020-022, located at 932 Park Lane in the Montecito area, First Supervisorial District. (Continued from 2/21/07)

ACTION: Accepted late submittals into the record from Susan M. Basham, Price, Postel, and Parma LLP and First American Title Insurance Company.

Overall/Burrows

Vote: 5-0

ACTION: Adopted the findings for approval, approved the appeals, and granted *de novo* approval of the project, with revisions to the findings and conditions of approval.

Phillips/Overall

**Vote: 3-2 (Overall, Gottsdanker no)
10 day appeal period; fee required.**

- 3. 05TPM-00000-00011 Hammett Lot Split 2067 Eucalyptus Hill Road**
Exempt, CEQA Section 15315 Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Jim Staples, agent for the owner Benjamin Hammett, to consider Case No. 05TPM-00000-00011, [application filed on June 25, 2005] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 11.51 acres into 2 lots of 6.50 and 5.01 acres, on property zoned 5-E-1; and to accept the Exemption pursuant to Section 15315 (Minor Land Divisions) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 013-240-001 & -003, located at 2067 Eucalyptus Hill Road, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Burrows/Overall

Vote: 5-0
10 day appeal period; fee required.

- 4. 05LLA-00000-00011 Stearns Lot Line Adjustment 351 and 363 Woodley Road**
Exempt, CEQA Section 15305(a) Anne Almy, Supervising Planner (805) 568-2053
Holly Bradbury, Planner (805) 568-3577

Hearing on the request of Harwood A. White, agent for the owner Alice Brett Stearns 1999 Trust, to consider Case No. 05LLA-00000-00011, [application filed on August 23, 2005] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust the existing lot lines of four existing legal lots (all under one owner) comprising of three Assessor's Parcel Numbers (AP Nos): AP No. 009-020-024 (2.4 acres); AP No. 009-020-018 (1.5 acres); and AP No. 009-020-097 (2.3 acres). The four existing lots would be reconfigured and would be merged to create two new lots of 3.8 and 2.4 acres, on property located in the 2-E-1 Zone; and to accept the Exemption pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 009-020-024, -018, and -097; located at 351 and 363 Woodley Road, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Overall/Gottsdanker

Vote: 5-0
10 day appeal period; fee required.

The Montecito Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org

Dianne Meester Black
Secretary to the Montecito Planning Commission