



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of April 15 2015
9:00 a.m.

J' AMY BROWN, CHAIR
JACK OVERALL, 1ST VICE-CHAIR
MICHAEL PHILLIPS, 2ND VICE CHAIR
SUE BURROWS
JOSEPH COLE

Santa Barbara County
Planning Commission Hearing Room
123 East Anapamu Street, Room 17
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. This hearing will also be streamed live on CSBTv's website at <http://www.countyofsb.org/ceo/csbtv.aspx?id=1558> and digitally archived at <http://www.countyofsb.org/ceo/media02.aspx>*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, J' Amy Brown.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** Commissioner Burrows was absent.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** Dale Zurawski finds the Negative Declaration prepared for the Casa Dorinda Master Plan Update to be inadequate, and requests that an Environmental Impact Report be completed for the project.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Cole attended the Montecito Water District surcharge meeting, as well as the Montecito Water District board meeting. Commissioner Brown attended the Montecito Association Land Use Committee meeting of April 7, 2015.
- IX. **INTENT TO WAIVE A PUBLIC HEARING:** *The County of Santa Barbara intends to waive the required public hearings for the proposed Coastal Development Permit unless a written request for such hearing is submitted to the Planning and Development Department by 5:00 p.m. on April 14, 2015. All requests for a hearing must be submitted to Santa Barbara County, Planning and Development Department, 123 E. Anapamu Street, Santa Barbara, CA 93101, Attention: David Villalobos or faxed to 805-568-2030. NOTE: Failure by a person to request a public hearing may result in the loss of that person's ability to appeal any action taken by the County of Santa Barbara.*

14CDH-00000-000018 **Van Wolfswinkel New Residence,**
Garage, Pool, Cabana and Pool **1210 Channel Drive**
Alex Tuttle, Supervising Planner (805) 884-6844
Ryan Cooksey, Planner (805) 568-2046

The project is for a Coastal Development Permit to allow for the demolition of an approximately 1,018 square foot single family dwelling and the construction of a two story, single family dwelling with basement (2,505 net square feet), garage (722 net square feet), pool cabana (749 net square feet), and swimming pool (approximately 300 square feet). The project also includes hardscaping and landscaping improvements. Grading will include 580 cubic yards of cut and 150 cubic yards of fill. The property is a 0.34-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-041, located at 1210 Channel Drive in the Montecito Area, First Supervisorial District.

ACTION: Acknowledged intent to waive public hearing. No action was taken. A hearing has been requested for this item and will be placed on a future Commission meeting agenda.

X. **MINUTES:** The Minutes of March 18, 2015 was considered as follows:

ACTION: Approved the Minutes of March 18, 2015, as amended.

Phillips/Overall **Vote: 4-0 (Burrows absent)**

XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.

XI. **STANDARD AGENDA:**

1. **Water Restrictions Briefing** **Montecito**
Tom Mosby, Montecito Water District

The Montecito Planning Commission will receive a briefing on the effects of newly implemented water restrictions in California on the Montecito area from Tom Mosby, Montecito Water District.

ACTION: The Montecito Planning Commission received a briefing from Tom Mosby, Montecito Water District, regarding the effects of newly implemented water restrictions in California on the Montecito area. No action was taken.

2. **14CUP-00000-00030** **14CDP-00000-00085** **Peck Rear Perimeter Fence** **1134 Hill Road**
Exempt, CEQA Guidelines Sections 15303(e) Alex Tuttle, Supervising Planner (805) 884-6844
Ryan Cooksey, Planner (805) 568-2046

Hearing on the request of John Cuykendall, agent for the owner, Susan Peck, to consider Case No. 14CUP-00000-00030 and 14CDP-00000-000085, [applications filed on October 14, 2014] for a Conditional Use Permit and associated Coastal Development Permit to allow for the demolition of an existing rear yard perimeter fence and the construction of a new rear yard perimeter fence measuring a total of approximately 230 linear feet in length and between 10 and 12 feet in height; in compliance with Section 35-172 of the Article II, Coastal Zoning Ordinance; and to determine that the project is exempt from CEQA pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-351-006, zoned 20-R-1, located at 1134 Hill Road in the Montecito area, First Supervisorial District. (Continued from 3/18/15)

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

Cole/Brown **Vote: 4-0 (Burrows absent)**
10 day appeal period; no fee required (Coastal Zone).

3. **14CDH-00000-00040**
14CDH-00000-00041 Kane Trust Private Water Wells 1055 Fairway Road
Exempt, CEQA Guidelines Sections 15270 Alex Tuttle, Supervising Planner (805) 884-6844
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Denise Allec, agent for the applicants, Lonnie and Karen Kane, to consider Case No. 14CDH-00000-00040 [application filed on December 19, 2014] and Case No. 14CDH-00000-00041 [application filed on December 22, 2014] for two Coastal Development Permits in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned I-E-1, to allow construction of a new private water well on each of the common-ownership lots. The application involves AP Nos. 009-283-020 and 009-283-013, located at 1055 Fairway Road, in the Montecito area, First Supervisorial District.

ACTION: Continued the item to the hearing of July 15, 2015, at the request of the applicant.

Overall/Cole

**Vote: 4-0 (Burrows absent)
Appeal process not applicable.**

4. **Follow-Up from Workshop with MBAR Montecito**

Staff will follow up with the Montecito Planning Commission on issues raised at the joint workshop, including the methodology and other issues relating to the calculation of floor area ratios in the Montecito Community Plan area.

ACTION: The Montecito Planning discussed issues raised at the March joint workshop with the Montecito Board of Architectural Review. 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

Dianne M. Black
Secretary to the Montecito Planning Commission