



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of April 16, 2008
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 (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, Bob Bierig.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by Jessica Opland.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director.
- VIII. **PUBLIC COMMENT:** None.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Overall acknowledge the honoring of Barry Siegal, who was a model Montecito citizen. Secondly, he asked whether the other Commissioners felt it might be advisable for them to have staff come to the Commission and look at the whole process of enforcement.

Commissioner Burrows also attended the CEQA Training at the March 26, 2008 County Planning Commission hearing.

Commissioner Gottsdanker attended the CEQA Training at the March 26, 2008 County Planning Commission hearing and found it very interesting.

Commissioner Bierig also acknowledged Barry Siegal.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- XI. **MINUTES:** The Minutes of February 20, 2008 were considered as follows:

ACTION: Approved the Minutes of February 20, 2008.

Gottsdanker/Phillips Vote: 3-0-2 (Overall/Burrows abstained)

XII. STANDARD AGENDA:

- 1. 07CUP-00000-00074** Clearwire CA-SBR-022 @ Mountain Drive Major Conditional Use Permit Mountain Drive
Exempt, CEQA Section 15303 Doug Anthony, Energy Deputy Director (805) 568-2046
Heather Allen, Planner (805) 568-2043

Hearing on the request of Clearwire US, LLC to consider Case No. 07CUP-00000-00074, [application filed on October 3, 2007] for a Conditional Use Permit allowing for the construction, operation, and maintenance of an unmanned wireless telecommunications facility in compliance with Section 35.472.050 of the Montecito Land Use and Development Code, on a property zoned 3-E-1; and to accept the Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The facility would encompass two panel antennas and two microwave dish antennas mounted on an existing transmission tower owned by Southern California Edison and placing an equipment cabinet underneath the transmission tower. One GPS antenna will be mounted on the proposed equipment cabinet. The application involves AP No. 013-020-003, located on Mountain Drive, in the Montecito area, First Supervisorial District. (Continued from 1/16/08 & 2/20/08)

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

**Overall/Burrows Vote: 4-0-1 (Gottsdanker recused)
10 day appeal period; fee required.**

- 2. 07TPM-00000-00001** Danielson Vesting Tentative
08CDH-00000-00005 Parcel Map and Demolition 1385-1395 Danielson Road
07NGD-00000-00045 June Pujo, Supervising Planner (805) 568-2056
Allen Bell, Senior Planner (805) 568-2033

Hearing on the request of Steve Welton, agent for Danielson Group, LLC, owners to consider the following:

- a) **07TPM-00000-00001** [application filed January 18, 2007] for approval of Vesting Tentative Parcel Map Number 14,686 in compliance with County Code Chapter 21 to merge a 0.67-acre parcel and a 0.37-acre parcel and divide the resulting 1.04-acre parcel into four parcels totaling 11,320, 11,322, 11,383 and 11,433 square feet on property zoned 7-R-1;
- b) **08CDH-00000-00005** [application filed March 28, 2008] for approval of a Coastal Development Permit in compliance with the Coastal Zoning Ordinance (Article II) to demolish the existing dwellings and accessory structures on a 0.67-acre parcel and a 0.37-acre parcel;

and to approve Mitigated Negative Declaration 07NGD-00000-00045 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of these projects, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Noise, Transportation/Circulation and Water Resources/Flooding. The Mitigated Negative Declaration and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The applications involve

AP Nos. 009-304-013 and 009-304-014, located at 1385 – 1395 Danielson Road, in the Montecito Area, First Supervisorial District.

ACTION: Approved the project.

Overall/Phillips

Vote: 5-0

**10 day appeal period; no fee required.
(Coastal Zone)**

3. **08ORD-00000-00004** Road Naming/Renaming and Time Extension Processes Revisions Ordinance Amendment **Montecito**
Noel Langle, Planner (805) 568-2067
Pat Saley, Planner (805) 568-2000

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission consider and adopt a recommendation to the Board of Supervisors that they adopt an ordinance (Case No. 08ORD-00000-00004) amending the text of Chapter 35.460 (Road Naming and Address Numbering) and Chapter 35.474 (Post Approval Procedures), of Section 35-2, the Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code that would revise the existing procedures for naming of new roads and renaming existing roads, and approving time extensions.

ACTION: Accepted staff's recommendations.

Gottsdanker/Burrows

Vote: 5-0

Appeal process not applicable.

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

4. Process Improvement Workshop **Montecito**
Noel Langle, Planner (805) 568-2067
Pat Saley, Planer (805) 568-2000

Hearing on the request of County staff that the Montecito Planning Commission review and give direction on proposed revisions to the Montecito Land Use and Development Code to streamline the review process for select small projects, including: 1) Shift from Land Use Permits to Zoning Clearance for free-standing solar energy collection systems, 2) Revisions to Overall Sign Plan process for shopping centers to require approval of the Overall Sign Plan concurrent with approval of the Development Plan for the shopping center instead of separate application and action by the Montecito Planning Commission following approval of the Development Plan for the shopping center, and 3) Revisions to the Ridgeline/Hillside Development Standards to add additional exemptions from the standards for structures that cannot be seen from public viewing areas and for small additions to existing structures.

ACTION: Workshop presented by Noel Langle. No action was taken.

Appeal process not applicable.

Dianne M. Black
Secretary to the Montecito Planning Commission

G:\GROUP\PC_STAFF\WP\MONTECITO\PLANNING COMMISSION\Agendas\2008\04-16-08mkd.doc