



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of April 16, 2014
9:00 a.m.

DANIEL EIDELSON, CHAIR
J'AMY BROWN, 1st VICE CHAIR
MICHAEL PHILLIPS, 2nd VICE CHAIR
JACK OVERALL
SUE BURROWS

Santa Barbara County
Board of Supervisors Hearing Room
105 East Anapamu Street, 4th Floor
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, Dan Eidelson.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** Commissioner Overall 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:** Commissioner Brown reported that she attended the Montecito Board of Architectural Review (MBAR) meeting of April 7, which was Dorinne Lee-Johnson's first meeting as a member (replacing outgoing member Bill Palladini). She also noted that March marked the eleventh anniversary of the Montecito Planning Commission. Commissioner Burrows reported that she attended the Montecito Association Land Use Committee meeting regarding the Hosmer Adobe project, as well as a community gathering hosted by Supervisor Adam regarding Measure M.
- IX. **MINUTES:** The Minutes of February 19, 2014 and February 26, 2014 were considered as follows:
 - ACTION:** **Continued review of the Minutes of February 19, 2014 to the hearing of May 21, 2014.**

Brown/Eidelson Vote: 4-0 (Overall absent)
 - ACTION:** **Approved the Minutes of February 26, 2014. (Items #1-5) .**

Burrows/Brown Vote: 4-0 (Overall absent)

ACTION: Approved the Minutes of February 26, 2014 (Items #6).

Burrows/Phillips Vote: 3-0-1 (Overall absent, Brown abstained)

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XI. **INTENT TO WAIVE A PUBLIC HEARING:**

14CDH-00000-00004 Makarechian Pool 1150 Channel Drive

Petra Leyva, Supervising Planner (805) 568-2071
Tammy Weber, Planner (805) 568-3017

The proposed project is for a Coastal Development Permit to allow for a lap pool, 6' x 60' and associated pool equipment. Earthwork would be less than 50 cubic yards. The following structures currently exist on the parcel: a 3,833 square foot residence with an attached 518 square foot garage. The property is a 0.59-acre parcel zoned 1-E-1 and shown as AP No. 009-352-027, located at 1150 Channel Drive in the Montecito Community Plan area, First Supervisorial District.

ACTION: Acknowledged intent to waive public hearing.

Appeal process not applicable.

13CDH-00000-00039 Weis Accessory Structure 131 Pomar Lane

Zoraida Abresch, Supervising Planner (805) 884-8051
Megan Lowery, Planner (805) 568-2517

The proposed project is for a Coastal Development Permit to allow for the construction of a 231 square foot detached accessory structure to be used as a workshop. Earthwork will be less than 50 cubic yards. No trees are proposed for removal. The property is a 0.44-acre parcel zoned 1-E-1 and shown as AP No. 007-332-002, located at 131 Pomar Lane, in the Montecito area, First Supervisorial District.

ACTION: Acknowledged intent to waive public hearing.

Appeal process not applicable.

XII. **STANDARD AGENDA:**

1. **13LLA-00000-00004 Miradero-Doran Lot Line Adjustment 899 Park Lane**

Exempt, CEQA Guidelines Sections 15305 Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Ginger Andersen, agent for the owners, to consider Case No. 13LLA-00000-00004, [application filed on June 19, 2013] to adjust the property line between two legal lots of 15.61 gross acres (Lot 1) and 1.38 gross acres (Lot 2), resulting in two lots of 15.24 gross acres (proposed Lot 1) and 1.75 gross acres (Proposed Lot 2), in compliance with Section 21-90 of County Code Chapter 21 and Section 35.430.110 of the Montecito Land Use and Development Code, on property zoned 5-E-1 (Lot 1) and 2-E-1 (Lot 2); and to determine the project is exempt from the provisions of CEQA pursuant to Section 15305 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-050-007, located at 809 Park Lane (Lot 1), and APN 007-060-053, located at 899 Park Lane (Lot 2), in the Montecito Community Plan area, First Supervisorial District.

ACTION: Approved the project.

Burrows/Brown

**Vote: 4-0 (Overall absent)
10 day appeal period; fee required**

2. **13DVP-00000-00013** **Schnur New Swimming Pool
and As-Built Development Plan** **935 Park Lane**
Exempt, CEQA Guidelines Sections 15301 & 15303 Anne Almy, Supervising Planner (805) 568-2053
Ryan Cooksey, Planner (805) 568-2046

Hearing on the request of Jeremy Martinez, agent for the owner, Ron Schnur, to consider Case No. 13DVP-00000-00013, [application filed on August 23, 2013] for approval of an as-built Development Plan in compliance with Section 35.472.080 of the Montecito Land Use and Development Code, on property zoned RMZ-40; and to determine that the project is exempt from the provisions of CEQA pursuant to Sections 15301 and 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The Development Plan would allow the development of a new swimming pool and hot tub and would also cover the existing permitted, as-built residence, including a modification to allow the residence to be 30 feet in height, a modification to allow for an existing retaining wall 17 feet in height, an attached garage, a tennis court, a pool equipment room and a ground mounted solar array. The application involves AP No. 007-020-057, located at 935 Park Lane, in the Montecito area, First Supervisorial District.

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

Phillips/Brown

**Vote: 4-0 (Overall absent)
10 day appeal period; fee required**

3. **14GPA-00000-00005** **Green Building Program Amendment** **Countywide**
Exempt, CEQA Guidelines Section 15061(b)(3) Jeff Hunt, Deputy Director (805) 568-2072

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

- a) **14GPA-00000-00005.** Recommend that the Board of Supervisors adopt a Comprehensive Plan amendment amending Policy 2.1, *Voluntarily Going Beyond State Building Energy Standards*, of the Santa Barbara County Comprehensive Plan Energy Element;

and recommend that the Board of Supervisors find that this amendment is exempt from the provisions of CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The purpose of the proposed Comprehensive Plan amendment is to update the County's green building program.

ACTION: Recommended that the County Planning Commission recommend that the Board of Supervisors make the findings for approval, find that this amendment is exempt from CEQA; and adopted a Resolution recommending that the County Planning Commission recommend that the Board of Supervisors approve Case No. 14GPA-00000-00005.

Phillips/Brown

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

4. 13APL-00000-00018 Appeal of the Kasztelan Single-Family Dwelling 137 Sierra Vista Road
**Exempt, CEQA Guidelines Sections 15270 & 15301 Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509**

Hearing on the request of Derek Westen, agent for Paul & Virginia Nolan, to consider Case Nos. 13APL-00000-00018 & 13APL-00000-00026, [applications filed on September 5, 2013 & November 14, 2013, respectively] to appeal the Montecito Board of Architectural Review's approval of Case No. 12BAR-00000-00128 and the Planning Department's approval of Case No. 12LUP-00000-00387, in compliance with Chapter 35.492.040 of the Montecito Land Use and Development Code, on property located in the 2-E-1 zone district; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15270 and 15301. The application involves APN 013-166-006, located at 137 Sierra Vista Road in the Montecito area, First Supervisorial District. (Continued from 2/19/14 and 2/26/14)

ACTION: Upheld the appeals Case Nos. 13APL-00000-00018 and 13APL-00000-00026; Made the required findings for denial; Determined that the project is exempt from CEQ; and granted de novo denial of Case Nos. 12BAR-00000-00128 and 12LUP-00000-00387.

**Burrows/Eidelson Vote: 2-1 (Phillips no/Brown recused/Overall absent)
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 M. Black
Secretary to the Montecito Planning Commission