



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of April 20, 2005
9:00 a.m.

BOB BIERIG, Vice Chair
CLAIRE GOTTSANKER
ROBERT MEGHREBLIAN, Chair
MICHAEL PHILLIPS
RICHARD THIELSCHER, Second Chair

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 Government Access Television (GATV) 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 GATV Channel 20.

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Robert Meghreblian, Chair.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by Cintia Mendoza.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** Presented by Jackie Campbell.
- VI. **PROJECTION REPORT:** Presented by Jackie Campbell.
- VII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by Dianne Meester, Assistant Director.
- VIII. **PUBLIC COMMENT:** Jamy Brown thanked Jackie Campbell on behalf of the Montecito Association for her service in the Montecito Community.

John Thorndike addressed staff and the Commission regarding court decisions and asked if they apply to the owner or the property. Mr. Thorndike also announced that a Gated Community meeting will be conducted on June 10, 2005 from 10:00 to 12:00 in the Board of Supervisors' conference room.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Meghreblian acknowledged Jackie Campbell for her hard and dedicated work as the Montecito Planning Commission Secretary and as Deputy Director for the Development Review Division in the south county. She will be missed.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- XI. **MINUTES:** The Minutes of February 16, 2005 and March 16, 2005 were considered as follows:

ACTION: Approved the Minutes of February 16, 2005.
Thielscher/Bierig Vote: 5-0

ACTION: Approved the Minutes of March 16, 2005.
Phillips/Thielscher Vote: 5-0

XII. STANDARD AGENDA:

1. Zoning Ordinance Reformatting Project Briefing Countywide

Anne Coates, Planner (805) 934-6262

The Montecito Planning Commission will receive an update on the Zoning Ordinance Reformatting Project, including an update on the current status of the review and analysis of the draft Land Use and Development Code (LUDC) sections, and presentation and discussion of potential Approach Options of the LUDC.

ACTION: Conceptually recommended that the Board of Supervisors adopt Option No. 3.
Thielscher/Phillips Vote: 5-0

ACTION: Continued the item to the hearing of April 27, 2005.
Phillips/Thielscher Vote: 5-0

Appeal process not applicable.

**2. 04LLA-00000-00012 Douglas Lot Line Adjustment
05MOD-00000-00002 and Modification 936 and 940 Hot Springs Rd.**

Exempt, CEQA Section 15305(a) Alice Daly, Planner (805) 568-2059

Hearing on the request of Jennifer Foster, agent for the owner, Diandra Douglas, to consider the following:

- a) **04LLA-00000-00012** [application filed on September 27, 2004] for approval of a Lot Line Adjustment under the provisions of County Code Chapter 21, to adjust lines between two parcels of 4.06 acres and 3.0 acres and to create two parcels of 3.87 acres and 3.19 acres in the 3-E-1 Zone District under Article IV;
- b) **05MOD-00000-00002** [application filed on February 16, 2005] to modify the side yard setback for a 240 square foot as-built storage building;

and to accept the Exemption pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP Nos. 011-030-046, and -047 located at 936 and 940 Hot Springs Road in the Montecito area, First Supervisorial District.

ACTION: Approved the project with revisions to the conditions of approval.
Gottsdanker/Thielscher Vote: 5-0

10 day appeal period; fee required.

3. **05RVP-00000-00001** **San Ysidro Ranch** **Revised Development Plan** **900 San Ysidro Lane**
88-ND-49/CEQA Section 15162 Lisa Hosale, Planner (805) 568-2007

Hearing on the request of Suzanne Elledge Planning & Permitting Services, agent for the owner, Ty Warner Hotels & Resorts, LLC, to consider Case No. 05RVP-00000-00001 [application filed on January 21, 2005] for approval of a Revised Development Plan under the provisions of Article IV of the C-V Zone District, to develop remodels and additions to eleven existing cottages, realign existing roads and parking areas, construct a new gatehouse and restroom building, and modify the C-V Zone District setbacks; and accept 89-ND-49 as adequate Environmental Review for Case No. 05RVP-00000-00001 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 011-110-006, 007-050-026, 007-050-028 and 007-020-038, located at 900 San Ysidro Lane, Montecito area, First Supervisorial District.

ACTION: **Approved the project with revisions to the conditions of approval.**

Bierig/Thielscher
0

Vote: 5-

10 day appeal period; fee required.

4. **04CDH-00000-00007** **Schwartz Single Family** **Dwelling Addition** **1727 Fernald Point Lane**
05NGD-00000-00009 Julie Harris, Planner (805) 568-3518

Hearing on the request of Jennifer Foster, agent for the owners, Mark and Lynda Schwartz, to consider Case No. 04CDH-00000-00007 [application filed on March 3, 2004] for a Coastal Development Permit under Section 35-169.5 in the 1-E-1 Zone District of Article II to relocate onsite an existing historic house (1,400 sq. ft.) and construct a 6,400 square foot addition, 800 square foot attached garage, relocate a historic guesthouse/storage building and demolish a non-historic carport; and approve the Negative Declaration 05NGD-00000-00009 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Geologic Processes, Historic Resources, Land Use, Noise, Transportation/Circulation and Water Resources/Flooding. The ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Montecito Public Library, located at 1469 East Valley Road, Santa Barbara. The property is identified as AP No. 007-380-003, located at 1727 Fernald Point Lane in the Montecito area, First Supervisorial District.

ACTION: **Approved the project with revisions to the conditions of approval.**

Thielscher/Gottsdanker
0

Vote: 5-

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

5. **05ORD-00000-00001** **Height Definition/Calculation Methodology**
05ORD-00000-00003 **Ordinance Amendments** **Montecito Planning Area**
Exempt, CEQA Section 15061(b)(3) Noel Langle, Planner (805) 568-2009

The Montecito Planning Commission will consider and make recommendations to the County Planning Commission on the Height Definition/Calculation Methodology Ordinance Amendments for Article II of Chapter 35 and will make recommendations to the Board of Supervisors for Article IV.

- a) **05ORD-00000-00001** to amend Article II of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions), Division 4 (Zoning Districts), Division 7 (General Regulations) and Division 15 (Montecito Overlay) to amend the existing definitions, zone district standards, general regulations and overlay requirements regarding the height of structures to implement a new definition of height and a new methodology to determine the height of a structure.
- b) **05ORD-00000-00003** to amend Article IV of Chapter 35 of the Santa Barbara County Code by amending Division 2 (Definitions), Division 4 (Zoning Districts), Division 5 (Overlays), and Division 7 (General Regulations) to amend the existing definitions, zone district standards, overlay requirements and general regulations regarding the height of structures to implement a new definition of height and a new methodology to determine the height of a structure.

ACTION: Continued the item to the hearing of June 15, 2005.

Gottsdanker/Thielscher

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

Four Seasons Biltmore Hotel and Coral Casino

6. **03DVP-00000-00002** Historic Rehabilitation Plan **1260 and 1281 Channel Dr.**
04EIR-00000-00006 Laura Bridley, Planner (805) 966-7260

Hearing on the request of Jon Dohm, Suzanne Elledge Planning and Permitting Services, agent for the owner, Ty Warner Hotels and Resorts to consider Case No. 03DVP-00000-00002 [application filed on January 10, 2003] for approval of a revised Development Plan and modification of zone district requirements to front and side yard set backs under the provisions of Article II of the C-V Zone District, to rehabilitate the 23,104 square foot Coral Casino facility and add a total of 2,900 square feet of building area, and create additional usable space in another 2,054 square feet of the existing facility; and to certify the Environmental Impact Report 04-EIR-000006 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following category: Historical Resources. Class II impacts would occur in the following areas: Aesthetics/Visual Resources, Archeological Resources, Biological Resources, Grading/Drainage, Fire Protection, Land Use Compatibility, Noise, Solid Waste Generation, Transportation/ Circulation and Water Quality. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara and the Montecito Library, 1469 East Valley Rd, Montecito. The application involves AP Nos. 009-351-015 located at 1281 Channel Drive and 009-351-012, 009-352-009 and 009-354-001 located at 1260 Channel Drive, Montecito area, First Supervisorial District.

ACTION: Accepted a late submittal into the record from Brian Ehler and Alice E. Van de Water.

Thielscher/Phillips

Vote: 5-

0

ACTION: Continued the item to the special hearing of April 27, 2005.

Thielsher/Bierig

Vote: 5-

0

Appeal process not applicable.

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

Jackie Campbell
Secretary to the Montecito Planning Commission

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