



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

**Special Hearing of April 28, 2010  
9:00 a.m.**

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DANIEL EIDELSON  
CLAIRE GOTTSANKER, 2<sup>nd</sup> VICE CHAIR  
MICHAEL PHILLIPS, CHAIR  
SUE BURROWS  
JACK OVERALL, 1<sup>st</sup> VICE CHAIR

Santa Barbara County  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2000 (Planning & Development)

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**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, Michael Phillips.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black
- VI. **PROJECTION REPORT:** by Dianne M. Black
- VII. **PUBLIC COMMENT:** John Thorndike spoke on the issue of eminent domain, as it relates to the upper half of his Toro Canyon property.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioners Eidelson and Overall attended a recent Montecito Association board meeting, and Commission Burrows attended a recent Montecito Association Land Use meeting.
- IX. **MINUTES:** The Minutes of March 24, 2010 will be considered.  
**ACTION:** **Approved the Minutes of March 24, 2010.**  
**Burrows/Eidelson Vote: 4-0-1 (Overall abstained)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

**XI. STANDARD AGENDA:**

1. Westmont College Master Plan 955 La Paz Road  
Anne Almy, Supervising Planner (805) 568-2053  
Alex Tuttle, Planner (805) 884-6844

The Montecito Planning Commission will receive a report on the status of the Westmont College Master Plan.

**ACTION:** The Commission received a report on the status of the Westmont College Master Plan from Alex Tuttle, Planning and Development. No action was taken.

2. Report on Eucalyptus Tree Removal East Valley Road  
Dave Ward, Deputy Director (805) 568-2520

The Montecito Planning Commission will receive a report on the removal of eucalyptus trees along East Valley Road.

**ACTION:** The Commission received a report on the removal of eucalyptus tree along East Valley Road from Dave Ward, Deputy Director, Planning and Development. The Commission directed staff to draft a letter to Caltrans to 1) Ensure that Caltrans is aware of the Montecito Community Plan and that the key goals, policies and development standards from the plan are part of their consideration and evaluation for future highway right-of-way permitting, 2) To request a copy of the CEQA determination for each issued permit and for the pending encroachment permits, 3) To request support from Caltrans for flexibility in approval of replacement landscaping that will complement the Montecito semi-rural character while addresses roadway vehicle and pedestrian/bicyclist/equestrian safety, 4) To request that Caltrans prohibit vehicle parking where the twelve trees were removed and, if more trees are removed, prohibit parking for these additional areas along this segment of Highway 192, and 5) To seek Caltrans assistance on new or improved communication methods which might allow for earlier notification of pending development activities for public information and the ability to respond in a timely manner; and to return to the Commission on June 10, 2010 for a status update on this item, including any Caltrans responses.

3. 10APL-00000-00011 Appeal of NextG Networks School House Road  
Cellular Antenna #ESB15  
Exempt, CEQA Sections 15061(b)(3), 15301(b), Anne Almy, Supervising Planner (805) 568-2053  
15301(c), 15302(c), 15304(f) Megan Lowery, Planner (805) 568-2517

Hearing on the request of Judith Blankenship and listed co-appellants, to consider the Appeal, 10APL-00000-00011 [appeal filed on March 22, 2010], of the Director's decision to approve 09LUP-00000-00320, in compliance with Chapter 35.492 of the Montecito Land Use and Development Code on property located in the 2-E-1 zone; and acknowledge that the California Public Utilities Commission is the appropriate agency for CEQA compliance on this project and the California Public Utilities Commission filed a Notice of Exemption on July 20, 2009 pursuant to California Environmental Quality Act sections 15061(b)(3), 15301(b), 15301(c), 15302(c), and 15304(f). The application involves the public right-of-way adjacent to AP No. 009-080-007, located on School House Road in the Montecito area, First Supervisorial District.

**ACTION: Accepted late submittals into the record from Jodi Fishman-Osti, Ted Stern, Patrick S. Ryan, NextG Networks, and a petition to deny NextG's DAS cell antennas in Montecito.**

**Gottsdanker/Phillips**

**Vote: 5-0**

**Appeal process not applicable.**

**ACTION: Upheld the appeal, Case No. 10APL-00000-00011, thereby denying the Planning and Development Department's approval of Land Use Permit 09LUP-00000-00011, with revised findings supporting the denial.**

**Gottsdanker/Eidelson**

**Vote: 4-1 (Phillips no)**

**10 day appeal period; fee required.**

**4. Plan Santa Barbara General Plan Update EIR Briefing City of Santa Barbara**

Derek Johnson, Director, Long Range Planning (805) 568-2072

Hearing at the request of the Office of Long Range Planning to present a briefing on the City of Santa Barbara's *Plan Santa Barbara* (PlanSB) General Plan Update and Draft Program Environmental Impact Report (DEIR). No action is being requested as the purpose of this briefing is to inform the Montecito Planning Commission of the Plan Santa Barbara and DEIR and seek comments from the Commission.

**ACTION: The Commission received a briefing regarding the City of Sana Barbara's *Plan Santa Barbara* (PlanSB) General Plan Update and Draft Program Environmental Impact Report from Peter Imhof and Susan Curtis, Long Range Planning and Danny Kato, City of Santa Barbara, Community Development Department. No action was taken.**

**5. Planning Commission Training**

Dianne Black, Director, Development Services (805) 568-2000

a) Brown Act

b) Conflict of Interest

c) Overview of staff reports and necessary components of MPC action

**ACTION: The Commission participated in a training with staff from Planning and Development and County Counsel. 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](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Montecito Planning Commission