



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of May 21, 2008
9:00 a.m.

BOB BIERIG, Chair
CLAIRE GOTTSANKER, 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 Jason Moore.
- IV. **ROLL CALL:** Commissioner Overall was absent.
- 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 Bierig attended the May 19, 2008 Joint Chairs Committee meeting.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- XI. **MINUTES:** The Minutes of April 16, 2008 were considered as follows:
ACTION: **Approved the Minutes of April 16, 2008.**
Burrows/Phillips **Vote: 4-0 (Overall absent)**
- XII. **STANDARD AGENDA:**

- 1. 07LLA-00000-00006 Grafton-Humphrey Lot Line Adjustment 857/859 Picacho Lane**
Exempt, CEQA Section 15305(a) June Pujo, Supervising Planner, (805) 568-2056
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Jeremy Roberts, agent for the owners Sue Grafton and Steve Humphrey to consider Case No. 07LLA-00000-00006, [application filed on May 15, 2007] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between two lots of 1.26 acres and 3.33 acres to reconfigure into two lots of 2.03 acres and 2.56, on property located in the 2-E-1 Zone; and to accept the Exemption pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act . The application involves AP No's 011-050-048 (parcel one) and 011-050-049 (parcel two), located at 857 and 859 Picacho Lane, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Burrows/Gottsdanker

Vote: 4-0 (Overall absent)

- 2. 07MOD-00000-00013 TMB/DSB Family Trust Front Yard Setback Modifications 1757 Glen Oaks Drive**
Exempt, CEQA Section 15305(a) Anne Almy, Supervising Planner (805) 568-2053
Holly Bradbury, Planner (805) 568-3577

Hearing on the request of Bob Kupiec, agent for the owner TMB/DSB Family Trust, to consider Case No. 07MOD-00000-00013, [application filed on October 17, 2007] for a modification from the setback regulations in compliance with Section 35.472.110 of the Montecito Land Use and Development Code, on property zoned 2-E-1, to allow the standard front yard setback of 50 feet from the Centerline/20 feet from the Right-of-Way to be reduced to a minimum of 20 feet from the Centerline/10 feet from the Right-of-Way for a trellis, to 35 feet from the Centerline/25feet from the Right-of-Way for an unenclosed porch, and to a minimum of 38 feet from the Centerline for additions and remodels to the existing habitable space, to allow one uncovered parking spot in the front yards setback; and to accept the Exemption pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-212-009, located at 1757 Glen Oaks Drive, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Gottsdanker /Phillips

Vote: 4-0 (Overall absent)

- 3. 07CDH-00000-00041 Pinecliff HOA Exterior**
08CUP-00000-00021 Changes/Landscape/Gate 1500 Miramar Beach
Exempt, CEQA Sections 15301, 15302 and 15303(e) Peter Imhof, Supervising Planner (805) 568-2518
Sarah Clark, Planner (805) 568-2059

Hearing on the request of David VanHoy, agent for the owners Pinecliff Homeowners Association to consider the following:

- a) **07CDH-00000-00041** [application filed on December 3, 2007] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned DR-12, to allow replacement of existing trellises with two 240 square foot trellises and two 152 square foot trellises, replacement of existing courtyard walls, new siding, new exterior lighting, new landscaping and irrigation, new 8-foot high site walls, a new 6'8" high entry gate, parking lot regarding and resurfacing, and removal of one oak tree;

- b) **08CUP-00000-00021** [application filed on April 4, 2008] for a Minor Conditional Use Permit in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance , on property zoned DR-12, to allow new 8-foot high site walls with a new 6'8" high entry gate in the required front setback;

and to accept the Exemption pursuant to sections 15301, 15302, and 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 009-420-CA1, -014, -015, -016, -017, -018, and -019, located at 1500 Miramar Beach in the Montecito area, First Supervisorial District.

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

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

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| 4. | 08APL-00000-00002
08APL-00000-00003 | Winters Appeal of Bradley
New Single Family Dwelling | 975 Lilac Drive
<hr/> Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047 |
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Hearing on the request of Anthony Trembley, attorney for the appellants Mr. & Mrs. Jonathan Winters, to consider the appeals, Case Nos. 08APL-00000-00002 & 08APL-00000-00003 [appeals filed on January 18, 2008 and January 17, 2008] of Planning and Development’s approval of Case No. 06LUP-00000-00965, and of the Montecito Board of Architectural Review’s preliminarily approval of Case No. 06BAR-00000-00264 for the demolition of an existing residence and the construction of a new single-family residence with attached garage, new cabana and guesthouse, in compliance with Section 35.492 of the Montecito Land Use and Development Code. The application involves AP No. 007-080-028, located at 975 Lilac Drive, in the Montecito area, First Supervisorial District.

ACTION: Adopted the findings, accepted the exemption and denied the appeal.

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

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| 5. | 08ORD-00000-00007
Exempt, CEQA Section 15061(b)(3) | Overall Sign Plans and Special
Care Homes Ordinance Amendment | Montecito
<hr/> Noel Langle, Planner (805) 568-2067
Pat Saley, Planner (805) 568-4605 |
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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-00000-00007) amending Division 35.2 - Montecito Zones and Allowable Land Uses, Division 35.3 - Montecito Site Planning and Other Project Standards, Division 35.4 - Montecito Standards for Specific Land Uses, and Division 35.7 - Montecito Planning Permit Procedures, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code as set forth in Attachment C that would revise the existing procedures for processing Overall Sign Plans and permitting Special Care Homes.

ACTION: Accepted staff’s recommendations.

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

**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