



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of May 27, 2009
9:00 a.m.

DANIEL EIDELSON
CLAIRE GOTTSDANKER
MICHAEL PHILLIPS, CHAIR
SUE BURROWS, 2nd VICE CHAIR
JACK OVERALL, 1st VICE 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 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 Jessica Opland.
- IV. **ROLL CALL:** Commissioner Burrows 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 Gottsdanker has been attending a number of seminars and meetings concerning the Jesusita Fire. Commissioner Phillips commented on an Assembly Bill about solar and wind energy and had concerns that it may impact the ordinance the Commission approved in April.
- IX. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Alex Tuttle briefed the Commission on the progress of Westmont College's Master Plan.
- X. **MINUTES:** The Minutes of April 22, 2009 were considered as follows:
ACTION: **Approved the Minutes of April 22, 2009, as amended.**
Gottsdanker/Overall **Vote: 4-0 (Burrows absent)**
- XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director.

XII. STANDARD AGENDA:

- 1. 08CDH-00000-00046 Hogan Residential**
09MOD-00000-00002 Addition and Setback Modification 30 Miramar Avenue
Exempt, CEQA Section 15301(e)(2) Peter Imhof, Supervising Planner (805) 568-2518
Eric Gage, Planner (805) 568-2002

Hearing on the request of Glen Deisler, agent for the owners, to consider the following:

- a) **08CDH-00000-00046** [application filed on December 19, 2009] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 15-R-1, to allow the addition of an attached garage, and a first and second floor addition to an existing single-family residence;
- b) **09MOD-00000-00002** [application filed on March 23, 2009] for a setback Modification in compliance with Section 35-179 of the Article II Coastal Zoning Ordinance, on property zoned 15-R-1, to allow a setback Modification to modify the required 6'6" side setback by a maximum of 2'6" and allow the attached garage and second story addition to extend 4 feet from the property line; and

to accept the Exemption pursuant to Section 15301(e)(2) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-344-004, located at 30 Miramar Avenue, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Gottsdanker/Overall Vote: 4-0 (Burrows absent)
10 day appeal period; no fee required.
(Coastal Zone)

- 2. 08DVP-00000-00029 Tweddle New Residence,**
08CUP-00000-00078 Guesthouse and Pool 1395 Oak Creek Canyon Road
Addendum to 93-EIR-3 June Pujo, Supervising Planner (805) 568-2056
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Steve Fort, agent for Michael Tweddle, owner, to consider the following:

- a) **08DVP-00000-00029** [application filed on September 19, 2008] for approval of a Development Plan in compliance with Section 35.472.080 of the Montecito Land Use and Development Code, on property zoned RES-40 (Resource Management); to develop a new residence of approximately 5,022 square feet (including a 3,910 square foot main level and 1,112 square foot basement), 776 square foot attached garage, 749 square foot detached guesthouse, pool, spa, retaining walls of up to eight feet in height, landscape, hardscape, grading of approximately 5,291 cubic yards of cut and 475 cubic yards of fill, removal of 11 oak trees and replacement planting including 92 replacement oak trees;
- b) **08CUP-00000-00078** [application filed November 19, 2008] for approval of a Conditional Use Permit allowing new entry gates of 11 feet 8 inches tall and posts of 10 feet 9 inches tall in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on property zoned RES-40 (Resource Management); and

to accept the Addendum to Environmental Impact Report (93-EIR-3) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this request. The original EIR identified

significant effects on the environment in the following categories: Biology, Geology, Aesthetics, Traffic, Air Quality, Recreation, Fire Hazards, and Noise. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The Addendum to the EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP Nos. 011-280-011 and 011-280-022, located at 1395 Oak Creek Canyon Road, in the Montecito area, First Supervisorial District.

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

Overall/Eidelson

Vote: 4-0 (Burrows absent)

10 day appeal period; fee required.

09APL-00000-00013

3. 09APL-00000-00014 Sipple Appeal of Stone Revised Landscaping 660 Stonehouse Lane

Exempt, CEQA Section 15270(b)

Anne Almy, Supervising Planner (805) 568-2053

J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Mr. and Mrs. Donald Sipple to consider Case Nos. 09APL-00000-00013 and 09APL-00000-00014 [appeals filed on April 29, 2009] to appeal the Montecito Board of Architectural Review's approval of Case No. 06BAR-00000-00182, and to appeal the Director's decision to approve Case No. 09LUP-00000-00166, respectively; in compliance with Chapter 35.492 of the Montecito Land Use and Development Code, on property located in the 2-E-1 zone district; and to accept the Exemption for disapproval pursuant to Section 15270(b) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 155-060-028, located at 660 Stonehouse Lane, in the Montecito area, First Supervisorial District.

ACTION: Continued the item to the hearing of July 22, 2009, at the request of the Commission.

Gottsdanker/Phillips

Vote: 4-0 (Burrows absent)

Appeal process not applicable.

4. 09CDH-00000-00005 Terzian Cabana Alterations 1491 Edgecliff Lane

Exempt, CEQA Section 15301(a)

June Pujo, Supervising Planner (805) 568-2056

Allen Bell, Planner (805) 568-2033

Hearing on the request of James Mayo Macari, agent and architect for the owner Nina Terzian, to consider Case No. 09CDH-00000-00005 [application filed on February 19, 2009] for a Coastal Development Permit in compliance with Section 35-169 of the Coastal Zoning Ordinance (Article II) on a 0.59 acre (25,707 square feet) parcel zoned 1-E-1 to allow exterior alterations to an existing cabana; and to accept the Exemption pursuant to Section 15301(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-360-005, located at 1491 Edgecliff Lane, in the Montecito Area, First Supervisorial District.

ACTION: Approved the project.

Gottsdanker/Overall

Vote: 4-0 (Burrows absent)

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

5. 09ORD-00000-00012 **Economic Hardship Time Extensions Ordinance Amendment** **Montecito**
Dianne Black, Director, Development Services (805) 568-2000
Noel Langle, Planner (805) 568-2067

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. 09ORD-00000-00012) amending Chapter 35.474, Post Approval Procedures, and make other revisions as necessary, to Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code that would provide a process for the Director of the Planning and Development Department to grant a two year time extension to approved permits and projects due to economic hardship considerations.

ACTION: Accepted staff's recommendations.

Gottsdanker/Eidelson

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

6. South Coast 101 HOV Lanes Project Status Update **Montecito**
Gregg Hart, Public Info/Government Affairs Coordinator, SBCAG (805) 961-8905

The Montecito Planning Commission will receive a report on the status of the South Coast Highway 101 HOV Lanes Widening Project.

ACTION: Gregg Hart from SBCAG briefed the Commission on the 101 Freeway construction. 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

Dianne M. Black
Secretary to the Montecito Planning Commission