



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of June 18, 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:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Dave Ward.
- VI. **PROJECTION REPORT:** by Dave Ward.
- VII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by John Baker, Director.
- VIII. **PUBLIC COMMENT:** Bill Palladini voiced concern regarding ensuring enough time was allotted for public comment for the Miramar Hotel project and also thanked MPC and staff for work on the recently passed RMZ ordinance.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** (1) Briefing on the Road Commissioner's updated Encroachment Permit Policy, presented by Dave Ward, Deputy Director, Development Review South; (2) Briefing on Montecito Water District's newly enacted Water Limitation Ordinance No. 89, presented by Tom Mosby, Montecito Water District.
- XI. **MINUTES:** The Minutes of May 21, 2008 were considered as follows:
ACTION: **Approved the Minutes of April 16, 2008.**

Gottsdanker/Bierig

Vote: 4-0-1 (Overall abstained)

XII. STANDARD AGENDA:

- 1. 07CDH-00000-00015** **Grassini Single-Family Dwelling Additions** **1775 Fernald Point Lane**
Exempt, CEQA Section 15301(e) Peter Imhof, Supervising Planner (805) 568-2518
Jim Heaton, Planner (805) 568-2516

Hearing on the request of Ken Mineau, agent for the owner, to consider Case No. 07CDH-00000-00015, [application filed on May 8, 2007] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1 to allow a first floor addition of approximately 238 square feet and second story addition of approximately 1,388 square feet to the existing residence; and wine cellar of 86 square feet below existing guest house; and to accept the Exemption pursuant to Section 15301(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves APN 007-380-007, located at 1775 Fernald Point Lane, in the Montecito area, First Supervisorial District.

ACTION: Conceptual motion for denial and continued this item to the hearing of August 20, 2008, with staff to return with findings for denial.

Bierig/ Burrows **Vote: 5-0**

- 2. TPM 14,697**
06TPM-00000-00008 **Garner Lot Split** **75 Olive Mill Road**
08NGD-00000-00006 June Pujo, Supervising Planner (805) 568-2056
Julie Harris, Planner (805) 568-3518

Hearing on the request of Syndi Souter, Souter Land Use Consulting, agent for the owner, Ted Garner, to consider Case No. 06TPM-00000-00008 (TPM 14,697), [application filed on April 11, 2006] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 20,977 square feet (0.48 acres) into two lots of 7,094 square feet (0.16 acres) and 13,883 square feet (0.32 acres), on property zoned 7-R-2: and to approve the Negative Declaration (08NGD-00000-00006) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, potentially significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Land Use, Noise 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 Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP No. 009-294-002, located at 75 Olive Mill Road, in the Montecito area, First Supervisorial District.

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

Bierig/ Burrows **Vote: 5-0**

- 3. 08ORD-00000-00012** **Santa Barbara Ranch TDR Ordinance** **Naples**
Dianne Black, Director Development Services (805) 568-2000
Tom Figg, Planner (805) 377-9116

The Montecito Planning Commission will receive a report on a draft ordinance, establishing a policy and procedural framework for transferring development rights and make a recommendation to the Board of Supervisors in association with the Naples town site located two miles west of the City of Goleta, AP No.'s 079-080-026 to 081-240-018, Third Supervisorial District.

ACTION: Received report on draft TDR Ordinance and did not recommend that the Board of Supervisors adopt proposed findings and Ordinance.

Bierig/ Phillips

Vote: 3-2 (Overall, Gottsdanker no.)

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