



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of June 20, 2007  
9:00 a.m.

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BOB BIERIG, Chair  
CLAIRE GOTTSDANKER, 2<sup>nd</sup> Vice Chair  
MICHAEL PHILLIPS, 1<sup>st</sup> 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)

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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 Bob Bierig, Chair.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All commissioners were present.
- V. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- VI. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY**  
Presented by John Baker, Director, Planning and Development.
- VIII. **PUBLIC COMMENT:** None.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Gottsdanker attended the MBAR meeting of June 18, 2007. On the agenda for this meeting were three projects located in the resource management zone district. There were a number of issues brought forward by the neighbors and the general public regarding these projects. It may be incumbent upon the MPC to "beef up" the ordinance description of the resource management zone district. What is currently on the books does not address the concerns of the community. She requests a briefing where the MPC would be able to review the wording of the ordinance so they can consider how to better bring forth amendments to support staff in making decisions on projects in the resource management zone district, and also address the concerns of the community.

Commissioner Overall received two phone calls from the public following the June 18, 2007 MBAR meeting regarding the resource management zone district. What is clear is that there is a history and intent behind the district. He believes that the MPC needs a briefing from staff regarding its background, what's on the record, what's not on the record, as well as receive input from the public.

Chair Bierig attended the June 11, 2007 Joint Chairs meeting. He has also received phone calls regarding the resource management zone district, and asked if staff would bring an information report to the MPC at the scheduled August meeting on this topic.

X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Cintia Mendoza distributed a survey on Hearing Support services to the commissioners.

XI. **MINUTES:** The Minutes of May 16, 2007 and May 29, 2007 were considered as follows:

**ACTION: Approved the Minutes of May 16, 2007.**

**Burrows/Gottsdanker Vote: 4-0-1 (Phillips abstained)**

**ACTION: Approved the Minutes of May 29, 2007.**

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

XII. **STANDARD AGENDA:**

<b>1.</b>	<b>05CDH-00000-00038</b>	<b>Lufkin Footbridge</b>	<b>135 Pomar Lane</b>
	Exempt, CEQA Section 15303(e)	Anne Almy, Supervising Planner (805) 568-2053 Holly Bradbury, Planner (805) 568-3577	

Hearing on the request of Jim Zimmerman, AIA, agent for the owners, Peter and Francie Lufkin, to consider Case No. 05CDH-00000-00038, [application filed on September 13, 2005] for a Coastal Development Permit in compliance with Section 35.169 of Article II, Coastal Zoning Ordinance on property zoned 1-E-1 to allow a footbridge, and to accept the Exemption pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-322-002, located at 135 Pomar Lane in the Montecito area, First Supervisorial District. (Continued from 5/16/07)

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

**Overall/Gottsdanker Vote: 5-0**  
**10 day appeal period; no fee required; Coastal Zone.**

<b>2.</b>	<b>05CUP-00000-00074</b>	<b>Birnam Wood Golf Club</b> <b>Conditional Use Permit</b>	<b>2031 Packing House Road</b>
	Exempt, CEQA Section 15301	June Pujó, Supervising Planner (805) 568-2056 Julie Harris, Planner (805) 568-3518	

Hearing on the request of Suzanne Elledge Planning and Permitting Services, Inc., agent for the Birnam Wood Golf Club, to consider Case No. 05CUP-00000-00074, [application filed on November 17, 2005] for a Conditional Use Permit to validate the ongoing golf club use, including the golf course and driving range (approximately 80 acres), clubhouse, tennis courts, pro shops, guest cottages, caretaker's house, maintenance buildings and other structures and facilities (approximately 49,848 sq. ft. total structural development) in compliance with Section 35.472.050 of the Montecito Land Use and Development Code, on property zoned 2-E-1; and to and to accept the Exemption pursuant to Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 007-390-036, 007-390-004, 007-390-005, 007-390-006, 007-390-007, 007-390-012, 007-390-013, 007-400-043, 007-520-011, 007-480-017, 007-480-032, 007-510-011, 007-510-012, 007-510-013, 007-510-014, 007-510-015 and exclusive use golf course easements as shown in green hatching on Montecito Planning Commission Exhibit #1, dated June 20, 2007, located at 2031 Packing House Road, in the Montecito area, First Supervisorial District.

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

**Overall/Burrows**

**Vote: 4-0 (Gottsdanker recused)  
10 day appeal period; fee required.**

**3. 07CDP-00000-00018      Informational Briefing on the  
CTRP for the Music Academy of the West      1070 Fairway Road**

Anne Almy, Supervising Planner (805) 568-2053  
Michelle Gibbs, Planner (805) 568-3508

Hearing on the request of Suzanne Elledge, agent for Music Academy of the West [application received on 3/2/07], to give an informational briefing on the proposed Cut-Through Reduction Program (CTRP) including a report on the effectiveness of the interim CTRP of the Music Academy of the West, to satisfy Condition No. 30 of Conditional Use Permit 90-CP-111 RV01. The application involves AP Nos. 990-282-029 and -030, located at 1070 The Fairway Road, in the Montecito area, First Supervisorial District.

**ACTION: Accepted late submittals into the record from Marty Seffens.**

**Gottsdanker/Phillips**

**Vote: 5-0**

**ACTION: Briefing only; therefore no action was taken.**

**Appeal process not applicable.**

**4. 07APL-00000-00006  
07APL-00000-00020      Novick Appeal of Gibbons Terrace      1136 Glenview Road**

Exempt, CEQA Section 15268

June Pujo, Supervising Planner (805) 568-2056  
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Peter and Carolyn Novick, appellants, to consider the Appeals, Case Nos. 07APL-00000-00006 [appeal filed on March 7, 2007] and 07APL-00000-00020 [appeal filed on May 25, 2007] of the Montecito Board of Architectural Review and Planning and Development Department's decision to approve a Land Use Permit, Case Nos. 05LUP-00000-01344 and 05BAR-00000-00313, in compliance with Section 35.492 of the Montecito Land Use and Development Code in the 2-E-1 Zone to allow demolition of an existing terrace, construction of a new terrace, alterations to retaining walls, relocation of pool equipment and new landscaping; and to accept the Exemption pursuant to Section 15268 of the State Guidelines for Implementation of the California Environmental Quality Act. The applications involve AP No. 009-020-046, located at 1136 Glenview Road in the Montecito Area, First Supervisorial District.

**ACTION: Accepted a late submittal into the record from Derek A. Westen.**

**Gottsdanker/Overall**

**Vote: 4-0 (Burrows recused)**

**ACTION: Denied the Appeals 07APL00000-00006 and 07APL-00000-00020, upholding staff's approval of Land Use Permit No. 05LUP-00000-01344 and the Montecito Board of Architectural Review's preliminary approval of Case No. 05BAR-00000-00313, with revisions to the Findings and Conditions of Approval.**

**Phillips/Gottsdanker**

**Vote: 4-0 (Burrows recused)  
10 day appeal period; fee required.**

**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

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