



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of July 15, 2015
9:00 a.m.

J' AMY BROWN, CHAIR
JACK OVERALL, 1ST VICE-CHAIR
MICHAEL PHILLIPS, 2ND VICE CHAIR
SUSAN KELLER
JOSEPH COLE

Santa Barbara County
Planning Commission Hearing Room
123 East Anapamu Street, Room 17
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. This hearing will also be streamed live on CSBTv's website at <http://www.countyofsb.org/ceo/csbtv.aspx?id=1558> and digitally archived at <http://www.countyofsb.org/ceo/media02.aspx>*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, J' Amy Brown.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ADMINISTRATION OF OATH OF OFFICE TO NEWLY APPOINTED COMMISSIONER SUSAN KELLER:** Commissioner Keller was sworn in by Deputy Clerk of the Board Russ Barker. First District Supervisor Salud Carbajal also provided welcoming remarks to Commissioners Keller and Cole.
- V. **ROLL CALL:** All Commissioners were present.
- VI. **AGENDA STATUS REPORT:** by Alice McCurdy.
- VII. **PROJECTION REPORT:** by Alice McCurdy.
- VIII. **PUBLIC COMMENT:** None.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Chair Brown recognized Montecito resident Ty Warner for his donation of the Barnsdall-Rio Grande Gas Station site to the City of Goleta, as well as former Deputy County Counsel Brian Pettit for his service to the Commission. Chair Brown attended Long Range Planning's presentation on the architectural guidelines this week, and provided positive feedback to Planning and Development staff members Allen Bell, Julie Harris, and Oksana Buck. She also attended the Montecito Association's July Land Use Committee meeting, the MBAR story pole site visit earlier this week, the July 13 MBAR meeting, as well as the June 15 MBAR site visits to 440 Cota and 2184 East Valley Road.
- X. **INTENT TO WAIVE A PUBLIC HEARING:** *The County of Santa Barbara intends to waive the required public hearings for the proposed Coastal Development Permits unless a written request for such hearing is submitted to the Planning and Development Department by 5:00 p.m. on July 13, 2015 (13CDH-00000-000380, July 20, 2015 (15CDH-00000-00008), or July 27, 2015 (15CDH-00000-00010 and 15CDH-00000-00011). All requests for a hearing must be submitted to Santa Barbara County, Planning and Development Department, 123*

E. Anapamu Street, Santa Barbara, CA 93101, Attention: David Villalobos or faxed to 805-568-2030. NOTE: Failure by a person to request a public hearing may result in the loss of that person's ability to appeal any action taken by the County of Santa Barbara.

13CDH-00000-00038 Funk Balcony 1528 ½ Miramar Beach Drive

Anne Almy, Supervising Planner (805) 568-2053
Roxana Bonderson, Planner (805) 884-8051

The project is for a Coastal Development Permit to allow for the repair of joists for a 140 square foot portion of a second story balcony; and interior repair of up to 78 square feet to allow installation of back span joists and replacement of finish materials to match existing. The property is a 0.05 acre parcel, zoned 7-R-1 and shown as AP No. 009-345-045, located at 1528 ½ Miramar Beach Drive in the Montecito Area, First Supervisorial District.

ACTION: Acknowledged intent to waive public hearing. No action was taken.

**15CDH-00000-00008 Orfalea Pool, Equipment
Fire Pit (2) , Pergola, BBQ Counter Area 1130 Channel Drive**

Anne Almy, Supervising Planner (805) 568-2053
Stephanie Swanson, Planner (805) 568-3319

The project is for a Coastal Development Permit to allow the installation of (1) electric infrared outdoor heater, 133 square foot pool, 35 square foot spa, 40 square feet pool equipment storage space and 6' high wood fence surrounding the pool equipment, (2) gas fire pits, 1,560 square feet of new hardscape (including replacement of 527 square feet of existing stone patio), and a 26 square foot BBQ and counter with fireplace. The entirety of the project would be in the rear yard of an existing 1,436 square foot single story single family dwelling on the lot. The project would include 15 cubic yards of grading and 48 cubic yards of export for the pool. The property is a .31-acre parcel zoned 1-E-1 and shown as AP No. 009-352-015, located at 1130 Channel Drive in the Montecito Area, First Supervisorial District.

ACTION: Acknowledged intent to waive public hearing. No action was taken.

**15CDH-00000-00010 Rogers Cabana New
Roof and Remodel Project 1711 Fernald Point Lane**

Errin Briggs, Energy Specialist (805) 568-2047
Christine Louie, Planner (805) 568-3560

The project is for a Coastal Development Permit to allow for interior and exterior remodel to an existing 268 square foot cabana and construction of a new 3-foot high wooden picket fence near the southern property boundary located at 1711 Fernald Point Lane in the Montecito area. Roof shingles and damaged roof sheathing, beams and joists would be replaced. The existing wooden deck which surrounds all four sides of the cabana would be repaired in several areas; rotten/damaged wood siding, joists, and decking would be removed as necessary and replaced with new wood. The property is a 1.44-acre parcel zoned 1-E-1 and shown as AP No. 007-380-023, located at 1711 Fernald Point Lane in the Montecito Area, First Supervisorial District.

ACTION: Acknowledged intent to waive public hearing. No action was taken.

**15CDH-00000-00011 Rogers New Carport
and Entryway Project 1717 Fernald Point Lane**

Errin Briggs, Energy Specialist (805) 568-2047
Christine Louie, Planner (805) 568-3560

The project is for a Coastal Development Permit to allow for construction of a new carport and wooden entry gates to an existing property located at 1717 Fernald Point Lane in the Montecito

area. The proposed entryway would include two wooden, swinging gates which would be bordered on each side by a stone column (2-feet wide x 6-feet high) with a carriage lamp light on top. The gates would range in height from approximately 4-feet and 4-inches to 5-feet and 4-inches. The columns would be approximately 7-feet and 3-inches to the top of the lights. The existing driveway ranges from 12- to 14-feet in width; under the proposed project, it would be widened to 16-feet and a turnaround area (875-sq. foot) would be constructed at the southwestern corner of the property to allow for fire department access. The property is a 0.46-acre parcel zoned 1-E-1 (Single Family Residence) and shown as AP No. 007-380-021, located at 1717 Fernald Point Lane in the Montecito Area, First Supervisorial District.

ACTION: Acknowledged intent to waive public hearing. No action was taken.

XI. **MINUTES:** The Minutes of May 20, 2015 were considered as follows:

ACTION: Approved the Minutes of May 20, 2015.

Overall/Phillips Vote: 4-0-1 (Keller abstained)

XII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XIII. **STANDARD AGENDA:**

14RVP-00000-00091

15LUP-00000-00116

1. 08PMC-00000-00069 Westmont College Master Plan CUP Revision 955 La Paz Road

Addendum to 05SEIR-00000-00010

Alex Tuttle, Supervising Planner (805) 884-6844

Joyce Gerber, Planner (805) 568-3518

Hearing on the request of Laurel Fisher Perez, agent for Westmont College, to consider the following:

- a) **14RVP-00000-00091** [application filed on October 1, 2014] for revisions to Westmont College's existing Conditional Use Permit (90-CP-096 RV01) to allow changes to the previously approved Conditions of Approval in compliance with Section 35.472.060 of the Montecito Land Use and Development Code and in compliance with Condition No. 19(b) of Case Nos. 90-CP-096 RV01 and 14RVP-00000-00091, on property zoned 1-E-1 and 2-E-1;
- b) **15LUP-00000-00116** [application filed on April 8, 2015] for construction of a new residence hall of approximately 45,000 square feet in compliance with Section 35.472.110 of the Montecito Land Use and Development Code;

and to accept the Addendum dated June 25, 2015 to the Westmont Environmental Impact Report (05SEIR-00000-00010) 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 modification request. The original EIR identified significant effects on the environment in the following categories: Aesthetics/Visual Resources, Biological Resources, Geologic Processes, Historic Resources, Land Use, Noise, Transportation/Circulation, and Water Resources/Flooding. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and online at <http://sbcountyplanning.org/projects/index.cfm>. 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. 013-080-007, -005, -004, 013-090-004, -041, 013-060-004, -005, -006 and 013-050-018, located at 955 La Paz Road, in the Montecito area, First Supervisorial District.

in size with a basement 1,848 net square feet in size (355 square feet of which will be used as a mechanical basement), a detached garage 722 net square feet in size, a cabana 749 net square feet in size, a swimming pool, and grading of 580 cubic yards of cut and 150 cubic yards of fill; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15301 and 15303. The application involves AP No. 009-352-041, located at 1210 Channel Drive, in the Montecito area, First Supervisorial District.

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

Phillips/Keller

Vote: 4-0 (Overall absent)

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

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