



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of July 20, 2005
9:00 a.m.

BOB BIERIG, Vice Chair
CLAIRE GOTTSANKER
ROBERT MEGHREBLIAN, Chair
MICHAEL PHILLIPS
RICHARD THIELSCHER, Second 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 Government Access Television (GATV) 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 GATV Channel 20.

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Robert Meghreblian, Chair.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by Terry Contreras.
- 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 Dianne Meester, Assistant Director, Planning and Development.
- VIII. **PUBLIC COMMENT:** None.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Thielscher reported that he attended the regular first Tuesday of the month Montecito Association Land Use Committee meeting.

Commissioner Phillips announced that as a member of the Santa Barbara Association of Realtors Education committee, on July 12, 2005 he was pleased to monitor a panel discussion on Montecito Land Use permits and coastal development permits.

Commissioner Meghreblian reported that he attended the County Planning Commission retreat on July 16, 2005.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Mike Zimmer, Building Official briefed the Commission on the status of 98 Olive Mill Road.

XI. **MINUTES:** The Minutes of May 18, 2005 and June 15, 2005 were considered as follows:

ACTION: **Approved the Minutes of May 18, 2005.**

Bierig/Phillips **Vote: 4-0-1 (Thielscher abstained)**

ACTION: **Approved the Administrative Agenda and Items No. 1 through 8 of the Minutes of June 16, 2005**

Gottsdanker/Thielscher **Vote: 4-0-1 (Meghreblian abstained)**

ACTION: **Approved Item No. of the Minutes of June 16, 2005.**

Phillips/Thielscher **Vote: 3-0-2 (Meghreblian/Gottsdanker abstained)**

XII. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1 05CDH-00000-00028 Lundegard Single Family Addition 27 Butterfly Lane

Exempt, CEQA Section 15301 Allen Bell, Planner (805) 568-2033

Hearing on the request of Bob Easton, agent for the owner, John Lundegard, to consider Case No. 05CDH-00000-00028 [application filed on June 6, 2005] for a Coastal Development Permit under Section 35-169.5 in the 1-E-1 Zone District of Article II to allow an elevator, addition and remodel to an existing residence; and to accept the Exemption pursuant to Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP No. 009-282-036, located at 27 Butterfly Lane in the Montecito area, First Supervisorial District.

ACTION: **Approved the project.**

Gottsdanker/Thielscher

Vote: 5-

0

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

XIII. **STANDARD AGENDA:**

1. 05CDH-00000-00005 Montecito Sanitary District Lift Station Enhancement 1285 Channel Drive

Exempt, CEQA Sections 15302(c) and 15303(e) Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Ty Warner Hotels & Resorts, LLC, to consider Case No. 05CDH-00000-00005 [application filed on February 10, 2005] for a Coastal Development Permit under Section 35-169.5 of Article II to allow improvements to the screening and visual appearance of a Montecito Sanitary District sewer lift station; and to accept the Exemption pursuant to Sections 15302(c) and 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is located at 1285 Channel Drive in the Montecito area, First Supervisorial District.

ACTION: **Approved the project.**

Thielscher/Bierig

Vote: 5-

0

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

2. 05MOD-00000-00006 Marsted/Bermant Modification for New Single Family Dwelling 660 Orchard Avenue
Exempt, CEQA Section 15305(a) Adrienne Domas, Planner (805) 568-2002

Hearing on the request of Andrew Bermant, owner, to consider Case No. 05MOD-00000-00006 [application filed on June 10, 2005] for a Modification from the setback regulations under the provisions of the E-1 Zone District under Article IV to allow a setback of 46.5 feet from the centerline of Orchard Avenue instead of the required 50 feet from the setback; and to accept the Exemption pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP No. 007-152-013, located at 660 Orchard Avenue in the Montecito area, First Supervisorial District.

ACTION: Approved the project, with direction to the MBAR to study the issue of enhancing the landscaping in the front yard setback area.

Bierig/Phillips

**Vote: 5-0
10 day appeal period, fee required.**

3. 05CDH-00000-00012 Gaba Single Family Addition 1060 Channel Drive
Exempt, CEQA Section 15301(e)(2) Joddi Leipner, Planner (805) 568-2514

Hearing on the request of Justin Van Mullem, agent for the owner, Harold Gaba, to consider Case No. 05CDH-00000-00012 [application filed on March 18, 2005] for a Coastal Development Permit under Section 35-169.5 in the 1-E-1 Zone District under Article II to allow a first floor addition of 2,028 square feet, a second story addition of 900 square feet, and roof modifications to an existing 3,737 square foot single family residence. The project also includes conversion of an existing 300 square foot barbecue pavilion into a cabana with outdoor barbecue and construction of two seven foot high garden walls; and to accept the Exemption pursuant to Section 15301(e)(2) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP No. 009-283-006, located at 1060 Channel Drive in the Montecito area, First Supervisorial District.

ACTION: Continued the item to the hearing of September 21, 2005, with direction to staff and the applicant to return to the MBAR for redesign to achieve better consistency with recommended 10-15% FAR guidelines.

Appeal period not applicable.

4. 04CDH-00000-00030 Fairway BB Property Accessory Structures, Landscaping, Gate and Wall Improvements
04CUP-00000-00057 1001, 1025, & 1035 Fairway Road, 1000 Channel Drive
Exempt, CEQA Sections 15303(e) and 15304(a)(b) Mark Walter, Planner (805) 568-2852

Hearing on the request of Steve Welton, agent for the owner, to consider the following [application filed on August 27, 2004]:

- a) **04CHD-00000-00030** for a Coastal Development Permit under Section 35-169.5 in the 1-E-1 Zone District of Article II to allow construction of multiple accessory structures, driveways and landscaping;
- b) **04CUP-00000-00057** for a Conditional Use Permit under Section 34-172.4 in the 1-E-1 Zone District under Article IV to allow construction of gates and walls the exceed height limitations;

and to accept the Exemption pursuant to Sections 15303(e) and 15304(a)(b) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP Nos. 009-283-002, -003, -004, -007, 008, and -009, located at 1001, 1025 and 1035 Fairway Road and 1000 Channel Drive in the Montecito area, First Supervisorial District.

ACTION: Approved the project with revisions to the conditions of approval.

Thielscher/Phillips

Vote: 5-0

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

Steve Chase
Secretary to the Montecito Planning Commission