



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of July 20, 2016  
9:00 a.m.

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

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 <https://www.countyofsb.org/ceo/csbtv/livestream.sbc> and digitally archived at <http://www.countyofsb.org/ceo/csbtv/archives.sbc>*

### **ADMINISTRATIVE AGENDA:**

- I. **HEARING CALLED TO ORDER:** by Chair, Michael Phillips.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- 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 Brown attended the July 12 Montecito Association meeting where the Olsten project on Channel Drive was a topic of discussion. She also reported that she received an email that, on July 22, Assemblyman Das Williams will be providing a tour of the Oxnard recycling plant. Commissioner Overall attended a recent Montecito Association Land Use Committee meeting, with the main topic of discussion being FAR calculations and enforcement through the MBAR process. Commissioner Keller shared an article from the Los Angeles Times regarding the City of Los Angeles's effort to tighten size limitations on home, specifically loopholes associated with accessory structures. Commissioner Cole had lunch recently with the new Montecito Association president and discussed how to improve communication with the association and the Commission.
- IX. **INTENT TO WAIVE A PUBLIC HEARING:** *The County of Santa Barbara has waived the required public hearing for the proposed Coastal Development Permit.*

**15CDH-00000-000034**

**Lufkin Addition**

**135 Pomar Lane**

Alex Tuttle, Supervising Planner (805) 884-6844

Sean Herron, Planner (805) 568-3510

The project is for a Coastal Development Permit to allow interior and exterior remodeling of an existing 2,209 n.s.f. single family residence, constructing a 280 n.s.f. addition, removing 6 n.s.f.

from the western entry, converting a 470 n.s.f. attached garage to habitable space, constructing a new 800 n.s.f. detached 2-car garage and storage structure, constructing a new pool and spa, remodeling outdoor patios and walkways, and new landscaping. There is no proposed grading. Pool excavation would include 116 cubic yards that would be transported offsite. The property is a 0.46 acre parcel zoned 1-E-1 and shown as AP No. 007-322-002, located at 135 Pomar Lane, in the Montecito Area, First Supervisorial District.

**ACTION: Acknowledged waived public hearing. No action was taken.**

X. **MINUTES:** The Minutes of May 18, 2016 were considered as follows:

**ACTION: Approved the Minutes of May 18, 2016 (through Item #1), as revised.**

**Overall/Cole Vote: 5-0**

**ACTION: Approved the Minutes of May 18, 2016 (Items #2 through #4), as revised.**

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

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

XII. **STANDARD AGENDA:**

1. **16APL-00000-00001 Olive Mill Trust Private Water Well Appeal 1169 Hill Road**

Exempt, CEQA Guidelines Section 15303

Alex Tuttle, Supervising Planner (805) 884-6844  
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Susan Petrovich, attorney for the applicant, Michael Hair, to consider Case No. 16APL-00000-00001 [application filed on December 28, 2015] for an appeal of the Planning and Development Director's denial of a Coastal Development Permit, Case No. 15CDP-00000-00099 to allow construction of a new private water well, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1; and to determine the project is exempt from CEQA pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-352-038, located at 1169 Hill Road, in the Montecito Community Plan area, First Supervisorial District. (Continued from 5/18/16)

**ACTION: Approved the appeal, Case No. 16APL-00000-00001, thereby overturning the Director's denial of the project; Made the required findings for approval of the project, including CEQA findings; Determined the project to be exempt from CEQA; Approved the project de novo, Case No. 15CDP-00000-00099.**

**Overall/Cole Vote: 3-2 (Keller and Brown no)  
10 day appeal period; no fee required.**

2. **15LLA-00000-00004 Schwartz-Cook Lot Line Adjustment 680 Olive Road**

Exempt, CEQA Guidelines Sections 15305(a)

Alex Tuttle, Supervising Planner (805) 884-6844  
Sean Herron, Planner (805) 568-3510

Hearing on the request of Gary Salmen, agent for the owners Richard Schwartz and Greg Cook, to consider Case No. 15LLA-00000-00004 [application filed on October 28, 2015] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35.430.110 of the Montecito LUDC to adjust the boundaries between two legal parcels of 1.99 gross acres (Lot 1; APN 007-130-018) and 1.77 gross acres (Lot 2; APN 007-140-049)



**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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