



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of July 22, 2009
9:00 a.m.

DANIEL EIDELSON
CLAIRE GOTTSDANKER
MICHAEL PHILLIPS, CHAIR
SUE BURROWS, 2nd VICE CHAIR
JACK OVERALL, 1st 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 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, Michael Phillips.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by Jessica Opland.
- IV. **ROLL CALL:** All Commissioners are 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 Overall commented that the subcommittee formed at the last hearing will be meeting with the Montecito Association. Commissioner Eidelson has spoken to many community members who are concerned that the Miramar is a fire danger and that the area should be under supervision.
- IX. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- X. **MINUTES:** The Minutes of May 27, 2009 were considered as follows:
ACTION: **Approved the Minutes of May 27, 2009.**
Overall/Gottsdanker Vote: 4-0-1 (Burrows abstained)
- XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- XII. **STANDARD AGENDA:**

09APL-00000-00013

1. 09APL-00000-00014 Sipple Appeal of Stone Revised Landscaping 660 Stonehouse Lane

Exempt, CEQA Section 15270(b)

Anne Almy, Supervising Planner (805) 568-2053

J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Mr. and Mrs. Donald Sipple to consider Case Nos. 09APL-00000-00013 and 09APL-00000-00014 [appeals filed on April 29, 2009] to appeal the Montecito Board of Architectural Review's approval of Case No. 06BAR-00000-00182, and to appeal the Director's decision to approve Case No. 09LUP-00000-00166, respectively; in compliance with Chapter 35.492 of the Montecito Land Use and Development Code, on property located in the 2-E-1 zone district; and to accept the Exemption for disapproval pursuant to Section 15270(b) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 155-060-028, located at 660 Stonehouse Lane, in the Montecito area, First Supervisorial District. (Continued from 05/27/09)

ACTION: Denied the appeal, Case No. 09APL-00000-00013, thereby upholding the Montecito Board of Architectural Review's revised final approval of 06BAR-0000-00182; denied the appeal, Case No. 09APL-00000-00014, thereby upholding the Planning and Development's approval of 09LUP-00000-00166; adopted the required findings for revised final approval of 06BAR-00000-00182 and for approval of Land Use Permit No. 09LUP-00000-00166, as revised at the hearing of July 22, 2009; accepted the exemption, pursuant to CEQA Sections 15270 and 15304; and granted *de novo* revised final approval of 06BAR-00000-000182 and *de novo* approval of Land Use Permit No. 09LUP-00000-00166, subject to the conditions, as revised at the hearing of July 22, 2009.

Overall/Gottsdanker

Vote: 5-0

10 day appeal period; fee required.

08DVP-00000-00028

525 and 527 San Ysidro Rd

2. 08OSP-00000-00003 Gunner Commercial Development 1496 and 1498 East Valley Rd

09NGD-00000-00008

June Pujo, Supervising Planner (805) 568-2056

Julie Harris, Planner (805) 568-3518

Hearing on the request of Steve Fort, Suzanne Elledge Planning & Permitting Services, agent for the owner Richard Gunner to consider the following:

a) **08DVP-00000-00028** [application filed on August 28, 2008] for approval of a Final Development Plan in compliance with Section 35.472.080 of the Montecito Land Use and Development Code, on property zoned CN, to develop an additional 9,462 gross square feet (6,896 net square feet) of new commercial/office/retail buildings to an already developed neighborhood commercial center, demolish 2,706 gross square feet (2,440 net square feet) of existing space, to result in a total development of 18,014 gross square feet (14, 193 net square feet) on the site, with Development Plan modifications to reduce the rear and front setbacks of one building, locate several parking spaces and one monument sign within the front setback, recognize the encroachment into the front setback of an existing permitted building, and allow one loading [parking] space;

b) **08OSP-00000-00003** [application filed on August 28, 2008] for approval of an Overall Sign Plan in compliance with Section 35.472.130 of the Montecito Land Use and Development Code, on property zoned CN to provide signage for the project site; and

to approve the Mitigated Negative Declaration (09NGD-00000-00008) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following

categories: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Hazardous Materials/Risk of Upset, Land Use, Noise, Public Facilities, Transportation/Circulation Water Resources/Flooding. The MND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The MND 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. 011-200-072, 011-200-073, 011-200-076, 011-200-077, located at 525 and 527 San Ysidro Road and 1496 and 1498 East Valley Road, in the Montecito area, First Supervisorial District.

ACTION: Continued the item to the hearing of August 26, 2009 to have the applicant do a parking survey.

**Overall/Burrows Vote: 2-3 (Gottsdanker, Eidelson, Phillips no)
*Motion Failed**

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

**Phillips/Gottsdanker Vote: 5-0
10 day appeal period; fee required.**

3. **Discussion Regarding Development Standards for Solar Energy Systems** **Montecito**
Dianne Black, Director, Development Services (805) 568-2000
Noel Langle, Planner (805) 568-2067

The Montecito Planning Commission will discuss potential development standards for solar energy systems that may be used to address compatibility with neighboring properties.

ACTION: Continued the item to the hearing of August 26, 2009, at the request of the Commission.

**Gottsdanker/Overall Vote: 5-0
Appeal process not applicable.**

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