



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of July 25, 2012  
9:00 a.m.

DANIEL EIDELSON, 1<sup>st</sup> VICE CHAIR  
CLAIRE GOTTSANKER, 2<sup>nd</sup> VICE CHAIR  
MICHAEL PHILLIPS  
SUE BURROWS, CHAIR  
JACK OVERALL

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, Sue Burrows.
- 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:** Don Archer, Martha Kay, Brent Peus, Mike Dobreski, Suzy Dobreski, Joanna Von Yurt, Ronald Hays, Jan Marco Von Yurt, and Sarah Eglin spoke to the Verizon Wireless project that the Montecito Planning Commission approved at their May hearing. The project is currently on appeal and will be considered by the Board of Supervisors on August 21, 2012.

### VIII. **INTENT TO WAIVE A PUBLIC HEARING:**

**12CDH-00000-00005**

**Burke Addition**

**1809 Fernald Point Lane**

Anne Almy, Supervising Planner (805) 568-2053  
Nicole Lieu, Planner (805) 884-8068

The project is for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1 to allow construction of a 128 square foot second story deck, construction of a rooftop clerestory, interior and exterior remodel and new landscaping. The application involves AP No. 007-380-017, located at 1809 Fernald Point Lane, in the Montecito area, First Supervisorial District.

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

IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Gottsdanker attended a recent Montecito Association land use committee meeting, and Commissioners Phillips and Eidelson attended a recent Montecito Association Board of Directors meeting.

X. **MINUTES:** The Minutes of June 27, 2012 were considered as follows:

**ACTION: Approved the Minutes of June 27, 2012.**

**Gottsdanker/Eidelson Vote: 3-0-2 (Burrows and Overall abstained)**

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

XII. **STANDARD AGENDA:**

1. **12LLA-00000-00003 Van Wolfswinkel/Dole Lot Line Adjustment 1206 Channel Drive**

Exempt, CEQA Guidelines Sections 15305(a)

Anne Almy, Supervising Planner (805) 568-2053

Brian Banks, Planner (805) 568-3559

Hearing on the request of Raymond Appleton, agent for Randall Van Wolfswinkel and Dole Family Investments, LP, to consider Case No. 12LLA-00000-00003, [application filed on April 27, 2012] to adjust the property line between two legal lots of 0.33-acres (Parcel 1-AP No. 009-352-010) and 0.36-acres (Parcel 2-AP No. 009-352-011), resulting in two lots of 0.35-acres and 0.34-acres, respectively, in compliance with Section 21-90 of County Code Chapter 21 and Section 35-134 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 15305(a) of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 009-352-010, located at 1210 Channel Drive, and AP No. 009-352-011, located at 1206 Channel Drive, in the Montecito Community Plan area, First Supervisorial District.

**ACTION: Approved the project.**

**Overall/Eidelson**

**Vote: 5-0**

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

**Appeal of Montecito Board of Architectural Review's Preliminary Design Approval and Director's Land Use**

2. **12APL-00000-00008 Permit Approval of Offutt Addition, Pool & Cabana 245 Oak Road**

Exempt, CEQA Guidelines Sections 15301 and 15303

Anne Almy, Supervising Planner (805) 568-2053

Brian Banks, Planner (805) 568-3559

Hearing on the request of Jonathan Leech, agent for Deborah Hurst, to consider the appeal, Case No. 12APL-00000-00008 [appeal filed on May 17, 2012], of the decision of the Montecito Board of Architectural Review to grant Preliminary Approval, Case No. 10BAR-00000-00102, and the decision of the Director to approve the Land Use Permit, Case No. 10LUP-00000-00233, for the Offutt Addition, Pool and Cabana project, in compliance with Chapter 35.492 of the Montecito Land Use and Development Code on property located in the 2-E-1 zone; and to determine the project is exempt from CEQA pursuant to Sections 15301 and 15303 of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 009-122-012, located at 245 Oak Road, in the Montecito Area, First Supervisorial District.

**ACTION:** Denied the appeal, Case No. 12APL-00000-00008, thereby upholding the decisions of the Montecito Board of Architectural review and the Director to approve Case Nos. 10BAR-00000-00102 and 10LUP-00000-00233; Made the required findings including CEQA findings, determined the project to be exempt from CEQA; and approved the project, Case Nos. 10BAR-00000-00102 and 10LUP-00000-00233

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

<b>3.</b>	<b>12ORD-00000-00003</b>	<b>Temporary Uses</b>	
	<b>12ORD-00000-00004</b>	<b>(Special Events) Ordinance Amendments</b>	<b>Montecito</b>
	<b>Exempt, CEQA Guidelines Sections 15061(b)(3)</b>	<b>Dianne Black, Assistant Director (805) 568-2000</b>	<b>Noel Langle, Planner (805) 568-2067</b>

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission:

- a) **12ORD-00000-00003.** Adopt a recommendation to the Board of Supervisors that they adopt an ordinance (Case No. 12ORD-00000-00003) amending Division 35.4, Montecito Standards for Specific Land Uses, and Division 35.10, Glossary, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code;
- b) **12ORD-00000-00004.** Adopt a recommendation to the County Planning Commission that they recommend to the Board of Supervisors that they adopt an ordinance (Case No. 12ORD-00000-00004) amending Division 2, Definitions, and Division 7, General Regulations, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code; and

and to determine the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for the Implementation of the California Environmental Quality Act. The purpose of the proposed ordinances is to clarify existing regulations and implement new regulations regarding the use of property for temporary uses (special events), and make other minor clarifications, corrections and revisions.

**ACTION:** Continued the item to the hearing of September 26, 2012.

**Overall/Burrows**                      **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](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Montecito Planning Commission