



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of July 27, 2011
9:00 a.m.

DANIEL EIDELSON, 2nd VICE CHAIR
CLAIRE GOTTSANKER
MICHAEL PHILLIPS
SUE BURROWS, 1st VICE CHAIR
JACK OVERALL, 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, Jack Overall.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** by David Villalobos.
- 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:** by Dianne M. Black.
- IX. **MINUTES:** The Minutes of June 22, 2011 were considered as follows:
ACTION: **Approved the Minutes of June 22, 2011.**
Phillips/Eidelson Vote: 3-0-1 (Phillips absent, Burrows abstained)
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- XI. **STANDARD AGENDA:**
 1. **Historic Hand Honed Walls of Montecito Briefing** **Montecito**

The Montecito Planning Commission will receive a briefing on historic stone walls of Montecito, presented by Dr. Judith Ishkanian, Neighborhood Defense League, HLAC Commissioners Sue Adams and J' Amy Brown, and craftsman Ozzy Da Ros .

ACTION: The Commission received a briefing from Dr. Judith Iskanian, Neighborhood Defense League and Historic Landmarks Advisory Commissioners Sue Adams and J' Amy Brown. No action was taken.

- 2. 11CDH-00000-00011 Wilson Garage 116 Arroqui Street**
Exempt, CEQA Guidelines Sections 15303(e) Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner (805) 884-8038

Hearing on the request of Paul Zink, agent for the owners, Monte and Maria Wilson, to consider Case No. 11CDH-00000-00011, [application filed on March 3, 2011] for approval of a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 20-R-1 to allow construction of a new 800 square foot garage; and to determine that the project is exempt pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-350-016, located at 116 Arroqui Street, in the Montecito area, First Supervisorial District.

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

Overall/Gottsdanker Vote: 4-0 (Phillips absent)
10 day appeal period; no fee required (Coastal Zone)

- 3. 11MOD-00000-00001 Booth Pool Demo, New SFD, Detached**
11CDH-00000-00009 Garage and Side Setback Modification 1795 Fernald Point Lane
Exempt, CEQA Guidelines Sections 15301(l)(4), Anne Almy, Supervising Planner (805) 568-2053
15303(a,e), 15304(b), and 15305(a) J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Jennifer Foster, agent for Loren Booth, owner, to consider the following:

- a) **11MOD-00000-00001** [application filed on February 17, 2011] for a Modification to the required eastern side setback in compliance with Section 35-179 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1 to reduce the required 5-foot side setback down to 3'-10" to construct an entranceway into the new single-family dwelling being proposed on the site;
- b) **11CDH-00000-00009** [application filed on February 17, 2011] 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 the demolition of an existing swimming pool and the construction of a new 2,664 square foot two-story single-family dwelling and a new 524 square foot detached two-car garage, removal of a total of three ornamental/landscape palm trees ranging from 6"-10" DBH and various small fruit trees and shrubs, including bougainvillea, hibiscus and camellia. Grading would include approximately 50 cubic yards of cut and 220 cubic yards of fill; and

and to determine the project is exempt pursuant to Sections 15301(l)(4), 15303(a&e), 15304(b) and 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves a 0.32-acre parcel known as AP No. 007-380-030, located at 1795 Fernald Point Lane, in the Montecito area, First Supervisorial District.

ACTION: Approved the project, with revisions to the Staff Report and Findings.

Eidelson/Burrows Vote: 4-0 (Phillips absent)
10 day appeal period; no fee required (Coastal Zone)

**Morrow Demo Two SFDS, Lot Merger,
New SFD, and Garage, Guesthouse,**

4. 10CDH-00000-00034 and Cabana Change of Use 1661 & 1665 Fernald Point Lane

**Exempt, CEQA Guidelines Sections 15301(l)(1,4), Anne Almy, Supervising Planner (805) 568-2053
15303(a,e), 15304(b), and 15061(b)(3) J. Ritterbeck, Planner (805) 568-3509**

Hearing on the request of Steve Fort, agent for Ron Morrow, owner, to consider Case No. 10CDH-00000-00034 [application filed on December 23, 2010] for a Coastal Development Permit in compliance with Section 35-169 of Article II, the Coastal Zoning Ordinance, on property zoned 1-E-1 to allow the demolition of two existing single-family dwellings and garages, and upon the voluntary merger of the lots, the construction of one new single-family dwelling and a new garage with a second-story guesthouse above, the change of use of an existing guesthouse to a cabaña, and the removal of twelve ornamental landscape trees and two volunteer oak trees in poor health; and to determine the project is exempt pursuant to Sections 15301(l)(1&4), 15303(a&e), 15304(b) and 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The application includes two adjacent parcels, located at 1661 Fernald Point (APN 007-374-003) and 1665 Fernald Point (APN 007-374-004), 0.46-acre and 0.93-acres in size respectively, in the Montecito area, First Supervisorial District.

ACTION: Approved the project, with revisions to the Staff Report and Findings.

Burrows/Eidelson

**Vote: 3-1 (Overall no; Phillips 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