



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of August 16, 2006
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 County Santa Barbara (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 will be on Fridays at 5:00 P.M. on CSBTV Channel 20.

ADMINISTRATIVE AGENDA:

I. **HEARING CALLED TO ORDER:** by Robert Meghreblian, Chair.

II. **PLEDGE OF ALLEGIANCE**

III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.

IV. **ROLL CALL:** All Commissioners were present.

V. **AGENDA STATUS REPORT:** by Dianne Meester Black.

VI. **PROJECTION REPORT:** by Dianne Meester Black.

VII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**

Presented by John Baker, Director, Planning and Development. Mr. Baker announced that Steve Chase, Deputy Director of Development Review South, has accepted a position as Planning Director with the City of Goleta.

VIII. **PUBLIC COMMENT:** None.

IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Meghreblian reported that he attended the Montecito Association Land Use Committee meeting a couple of weeks ago. He also attended a joint session initiated by Supervisor Carbajal, with representatives from the Montecito PC, Montecito BAR, Montecito Association, and County Planning and Development staff.

X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.

XI. **MINUTES:** The Minutes of July 19, 2006 were considered as follows:

ACTION: **Approved the Minutes of July 19, 2006.**

Thielscher/Bierig

Vote: 5-0

XII. **STANDARD AGENDA:**

1. **06APL-00000-00016** **Hahs Appeal** **914 Skyview Drive**

Holly Bradbury, Planner (805) 568-3577

Hearing on the request of Robert Cummings and Harry Kolb to consider the Appeal 06APL-00000-00016 [appeal filed on May 4, 2006], of the Planning and Development Department's decision to approve Land Use Permit, 05LUP-00000-00847 for a demolition/rebuild and attached residential second unit in the 2-E-1 Zone District under Article IV. The application involves AP No. 013-192-029, located at 914 Skyview Drive, Montecito area, First Supervisorial District.

ACTION: Denied the appeal and sent the project back to the MBAR for revised final approval of the design based on Scheme C, including reconsideration of the design of the tower element and the lowering of the pool and wall.

Bierig/Phillips

**Vote: 4-1 (Meghreblian no)
10 day appeal period; fee required.**

2. **06CUP-00000-00027** **Esrey Gates** **881 Picacho Lane**

Exempt, CEQA Section 15303(e) Errin Briggs, Planner (805) 568-2047

Hearing on the request of Elizabeth Sorgman, agent for the owner, to consider Case No. 06CUP-00000-00027 [application filed on May 19, 2006] for a Conditional Use Permit allowing gates of greater than six feet in the front yard setback under the provisions of Article IV Zoned 2-E-1; and to accept the Exemption pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 011-050-015, located at 881 Picacho Lane, Montecito area, First Supervisorial District.

ACTION: Denied the project.

Bierig/Gottsdanker

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

3. **05CUP-00000-00025** **Biltmore Seawall Replacement** **1281 Channel Drive**

06NGD-00000-00013 Errin Briggs, Planner (805) 568-2047

Hearing on the request of Steve Welton, agent for the owner, to consider Case No. 05CUP-00000-00025 [application filed on April 11, 2005] for a Major Conditional Use Permit allowing the repair and reconstruction of an existing seawall under the provisions of Article II Zoned C-V; and to approve the Negative Declaration 06NGD-00000-00013 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, potentially significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics, Cultural Resources, Noise, Recreation, Transportation, and Hazardous Materials/Risk of Upset. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP No. 009-353-015, located at 1281 Channel Drive, Montecito area, First Supervisorial District.

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

Thielscher/Phillips

**Vote: 4-1 (Bierig no)
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 Meester Black
Secretary to the Montecito Planning Commission

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