



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of August 17, 2005
9:00 a.m.

BOB BIERIG, Vice Chair
CLAIRE GOTTSDANKER
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 Government Access Television (GATV) 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 GATV Channel 20.

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Robert Meghreblian, Chair.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by Terry Contreras.
- IV. **ROLL CALL:** All Commissioners were present. Commissioner Bierig was absent for Item Nos. 2, 3, 4, Maxwell Certificates of Compliance, Item No. 5, Wilkinson Condominium Conversion, Item No. 6, Mackall Stream Bank Repair, and Item No. 7, Morrow Cabana and Garage Addition.
- V. **AGENDA STATUS REPORT:** Presented by Steve Chase.
- VI. **PROJECTION REPORT:** Presented by Steve Chase.
- VII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Dianne Meester, Assistant Director Planning and Development.
- VIII. **PUBLIC COMMENT:** John Thorndike informed the Commission of the Gated Community meeting change from Friday, August 26, 2005 to Tuesday, August 23, 2005.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Thielscher reported that he attended the Montecito Land Use Committee meeting.

Commissioner Phillips reported that he attended the Montecito Association Board of Director's meeting.

Commissioner Gottsdanker reported that she attended the Montecito Land Use Committee meeting.

Commissioner Meghreblian reported that he attended a meeting on August 12, 2005 with the City and County of Santa Barbara regarding conceptual review process.

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

XI. **MINUTES:** The Minutes of July 20, 2005 were considered as follows:

ACTION: **Approved the Minutes of July 20, 2005.**

Thielscher/Bierig

Vote: 5-0

XII. **STANDARD AGENDA:**

1. **Zoning Ordinance Reformatting
Project (ZORP) Formatting Options Montecito Planning Area**
Anne Coates, Planner (805) 934-6262

The Montecito Planning Commission will review revised formatting options and make recommendations to the Board of Supervisors on the Zoning Ordinance Reformatting Project (ZORP).

ACTION: **Recommended that the Board of Supervisors consider Option 4 which includes reformatting and consolidating Articles I, II, III, and V into one document, and reformatting Article IV as a separate document.**

Gottsdanker/Thielscher
0

Vote: 5-0

The Montecito Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

2. **04COC-00000-00007 Maxwell Conditional Certificate
04CDP-00000-00090 of Compliance and Coastal Development Permit High Road
05NGD-00000-00017 Julie Harris, Planner (805) 568-3518**

Hearing on the request of Jack Maxwell, agent to the owner, Pauline Maxwell, to consider the following [application filed on March 29, 2004]:

a) **04COC-00000-00007** for a Conditional Certificate of Compliance to recognize the creation of one 8,791 square foot parcel and one 14,872 square foot parcel to be merged into one lot upon recordation, in the 2-E-1 Zone District under Article II;

b) **04CDP-00000-00090** for a Coastal Development Permit under Section 35-169 in the 2-E-1 Zone District of Article II to allow recordation of Certificate of Compliance No. 04COC-00000-00007;

and to approve the Negative Declaration, 05NGD-00000-00017, 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: Historic Resources and Land Use. The ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Montecito Branch of the City of Santa Barbara Library, 1469 East Valley Road, Santa Barbara. (Continued from 10/20/04, 11/17/04, 1/19/05, 2/16/05, 3/16/05 and 6/15/05)

ACTION: Considered allowing a substandard sized lot but not as specifically proposed - either two lots (one lot on Summit Road and one lot on High Road) or three lots in configuration other than that proposed by the applicant, with a condition that the Commission set an appropriate maximum square footage for any future dwelling(s).

Meghreblian/Phillips Vote: 3-1 (Bierig absent/Thielscher no)

ACTION: Continued the item to the hearing of October 19, 2005 with the following direction to staff:

- a) Return with different options for lot configurations, including a two lot configuration and at least one three lot configuration;
- b) Return with recommended floor areas for the lots and actual floor areas of existing dwellings in the neighborhood; and
- c) Address potential construction impacts and make any necessary changes to the project documents to support new analysis.

Phillips/Meghreblian Vote: 3-1 (Bierig absent/Thielscher no)
Appeal process not applicable.

3. **04COC-00000-00008** Maxwell Conditional Certificate
04CDP-00000-00091 of Compliance and Coastal Development Permit **High Road**
05NGD-00000-00017 Julie Harris, Planner (805) 568-3518

Hearing on the request of Jack Maxwell, agent to the owner, Kari Campano, to consider the following [application filed on March 29, 2004]:

- a) **04COC-00000-00008** for a Conditional Certificate of Compliance to recognize the creation of one 8,984 square foot parcel and one 8,795 square foot parcel to be merged into one lot upon recordation in the 2-E-1 Zone District under Article II;
- b) **04CDP-00000-00091** for a Coastal Development Permit under Section 35-169 in the 2-E-1 Zone District of Article II to allow recordation of Certificate of Compliance No. 04COC-00000-00008;

and to approve the Negative Declaration, 05NGD-00000-00017, 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: Historic Resources and Land Use. The ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Montecito Branch of the City of Santa Barbara Library, 1469 East Valley Road, Santa Barbara. (Continued from 10/20/04, 11/17/04, 1/19/05, 2/16/05, 3/16/05 and 6/15/05)

ACTION: Considered allowing a substandard sized lot but not as specifically proposed - either two lots (one lot on Summit Road and one lot on High Road) or three lots in configuration other than that proposed by the applicant, with a condition that the Commission set an appropriate maximum square footage for any future dwelling(s).

Meghreblian/Phillips Vote: 3-1 (Bierig absent/Thielscher no)

ACTION: Continued the item to the hearing of October 19, 2005 with the following direction to staff:

- a) Return with different options for lot configurations, including a two lot configuration and at least one three lot configuration;
- b) Return with recommended floor areas for the lots and actual floor areas of existing dwellings in the neighborhood; and
- c) Address potential construction impacts and make any necessary changes to the project documents to support new analysis.

Phillips/Meghreblian

Vote: 3-1 (Bierig absent/Thielscher no)
Appeal process not applicable.

4. **04COC-00000-00010** Maxwell Conditional Certificate
04CDP-00000-00092 of Compliance and Coastal Development Permit **Summit Road**
05NGD-00000-00017 Julie Harris, Planner (805) 568-3518

Hearing on the request of Jack Maxwell, owner, to consider the following [application filed on April 27, 2004]:

- a) **04COC-00000-00010** for a Conditional Certificate of Compliance to recognize the creation of one 9,822 square foot parcel and one 9,713 square foot parcel. Upon recordation of the conditional certificates, the two lots will be merged with AP No. 009-162-021, a legal lot to form one larger lot of 39,448 square feet in the 2-E-1 Zone District under Article II;
- b) **04CDP-00000-00092** for a Coastal Development Permit under Section 35-169 in the 2-E-1 Zone District of Article II to allow recordation of Certificate of Compliance No. 04COC-00000-00010;

and to approve the Negative Declaration, 05NGD-00000-00017, 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: Historic Resources and Land Use. The ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Montecito Branch of the City of Santa Barbara Library, 1469 East Valley Road, Santa Barbara. (Continued from 10/20/04, 11/17/04 1/19/05, 2/16/05, 3/16/05 and 6/15/05)

ACTION: Considered allowing a substandard sized lot but not as specifically proposed - either two lots (one lot on Summit Road and one lot on High Road) or three lots in configuration other than that proposed by the applicant, with a condition that the Commission set an appropriate maximum square footage for any future dwelling(s).

Meghreblian/Phillips

Vote: 3-1 (Bierig absent/Thielscher no)

ACTION: Continued the item to the hearing of October 19, 2005 with the following direction to staff:

- a) Return with different options for lot configurations, including a two lot configuration and at least one three lot configuration;

- b) **Return with recommended floor areas for the lots and actual floor areas of existing dwellings in the neighborhood; and**
- c) **Address potential construction impacts and make any necessary changes to the project documents to support new analysis.**

Phillips/Meghreblian

**Vote: 3-1 (Bierig absent/Thielscher no)
Appeal process not applicable.**

**5. 05TPM-00000-00009 Gil Wilkinson Condominium Conversion 550 San Ysidro Rd.
Exempt, CEQA Section 15301(k) Dan Nemechek, Planner (805) 568-2516**

Hearing on the request of Steve Welton, agent for the owners, to consider Case No. 05TPM-00000-00009 [application filed on May 16, 2005] for approval under County Code Chapter 21 to divide a .23 acre parcel into an airspace condominium subdivision with two units in the 7-R-2 Zone District under Article IV; and to accept the Exemption pursuant to Section 15301(k) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP No. 011-200-062, located at 550 San Ysidro Road in the Montecito area, First Supervisorial District.

ACTION: Approved the project, with revisions to the staff report, the findings and conditions of approval.

Thielscher/Phillips

**Vote: 4-0 (Bierig absent)
10 day appeal period; fee required**

**6. 01CDH-00000-00032 Mackall Stream Bank Repair 330 Sheffield Drive
Exempt, CEQA Section 15304(c) David Swenk, Planner (805) 934-6266**

Hearing on the request of Craig Stewart, agent for the owners, John and Deborah Mackall, and Richard and Krista Coffin, to consider Case No. 01CDH-00000-00032 [application filed on August 9, 2001] for a Coastal Development Permit under Section 35-169.5 in the 1-E-1 Zone District of Article II to stabilize erosion along approximately 180 linear feet of bank along Picay Creek; and to accept the Exemption pursuant to Section 15304(c) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP Nos. 005-550-006 and 005-060-025, located at 330 Sheffield Drive, Montecito area, First Supervisorial District.

ACTION: Approved the project.

Thielscher/Gottsdanker

**Vote: 4-0 (Bierig absent)
10 day appeal period; no fee required; (Coastal Zone)**

**7. 04CDH-00000-00020 Morrow Cabana, Garage and Addition 1665 Fernald Point
Exempt, CEQA Sections 15301(e) and 15303(e) Mark Walter, Planner (805) 568-2852**

Hearing on the request of Kent Mixon, architect for the owner Mr. Ron Morrow, to consider Case No. 04CDH-00000-00020 [application filed on June 29, 2004] for a Coastal Development Permit under Section 35-169.5 in the 1-E-1 Zone District of Article II to allow the construction of a cabana, detached garage and an addition to the main residence; and to accept the Exemption pursuant to Sections 15301(e) and 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP

No. 007-374-004, located at 1665 Fernald Point in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Phillips/Gottsdanker

**Vote: 4-0 (Bierig 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

Steve Chase
Secretary to the Montecito Planning Commission