



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of August 24, 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 (CSBT) 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 CSBT 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:** Commissioner Phillips was absent.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:**
 - **J'Amy Brown** noted that the County HLAC has released a RFP for survey proposals covering the Montecito area, and that additional information/material may be found on HLAC's webpage at sbcountyplanning.org. She also commented that would like to see Montecito preserve its character, and would therefore like to address the issue of special events in light of the Kardashian wedding this past weekend, preferring that the item be considered by the Montecito Planning Commission prior to review by the Board of Supervisors. Dianne Black responded that the County Planning Commission, during their deliberation process, decided to separate the issue of special events from the rest of their general package ordinance amendment item, and will further deliberate on the issue at their October 12 hearing. The item could return to the MPC following that review if the MPC would like it to. The MPC expressed support for this further review. She also summarized what permits were issued for the Kardashian wedding, and which permits were not applied for, and that the County Planning is currently pursuing a violation case against the property owners hosting the Kardashian wedding.
 - **Richard Norlund**, Montecito Association, summarized discussions he had with Montecito Fire and the County Sheriff's Department in relation to the Kardashian wedding, and expressed his desire for the Montecito Planning Commission to further consider the issue of special events at a future meeting.
 - **Judith Ishkanian**, Neighborhood Defense League, commented on the issue of special events, asking what constitutes commercial enterprises, as well as whether owners renting their properties out for these events are absolved of responsibility for the behavior of their tenants.

VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Burrows reported that she attended a Montecito Association forum pertaining to the YMCA project. Chair Overall reported on the progress of the Montecito Association's subcommittee on the Highway 101 widening project. Caltrans will be releasing a draft environmental document early next year, and asked the rest of the Commissioners if they felt it would be beneficial for the Montecito Association subcommittee to present a briefing to the Montecito Planning Commission. The Commission supported the idea of a briefing. Dianne Black responded that the Montecito Planning Commission may also have a permitting role in this project, and suggested that the briefing include Public Works and SBCAG staff.

IX. **MINUTES:** The Minutes of July 27, 2011 were considered as follows:

ACTION: Approved the Minutes of July 27, 2011.

Gottsdanker/Eidelson Vote: 4-0 (Phillips absent)

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

XI. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1 11TEX-00000-00010 Grafton-Humphrey Time Extension 857 and 859 Picacho Lane
Exempt, CEQA Guidelines Sections 15305(a) Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner (805) 884-8068

Hearing on the request of Jeremy Roberts, agent for the owners, Sue Grafton and Steve Humphrey, to consider Case No. 11TEX-00000-00010, [application filed on May 13, 2011] to extend for 36 months the expiration of Case No. 07LLA-00000-00006, from May 21, 2011 to May 21, 2014, in compliance with Section 21-92(f) of County Code Chapter 21, on property zoned 2-E-1; and to determine that the project is exempt from CEQA pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No's 011-050-048 (parcel one) and 011-050-049 (parcel two), located at 857 and 859 Picacho Lane, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Overall/Gottsdanker Vote: 4-0 (Phillips absent)
10 day appeal period; fee required

XIII. **STANDARD AGENDA:**

1. 11CDH-00000-00008 Van Vliet Addition 1717 Fernald Point Lane
Exempt, CEQA Guidelines Sections 15301(e) Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner (805) 884-8068

Hearing on the request of Jennifer Foster, agent for the owners, Alan and Kathryn Van Vliet, to consider Case No. 11CDH-00000-00008, [application filed on 2/15/11] 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 a 29 square foot first floor residential addition, 422 square foot second floor residential addition, 130 square foot garage addition, demolition of approximately 83 square feet of the existing residence, demolition and rebuild of a pool, construction of a new wall and entry gates, and approximately 72 cubic yards of cut and 26 cubic yards of fill; and to determine that the project is exempt pursuant to Section 15301(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-380-021, located at 1717 Fernald Point Lane, in the Montecito area, First Supervisorial District.

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

Eidelson/Gottsdanker

Vote: 4-0 (Phillips absent)

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

2. 11VAR-00000-00001 Sheldon Setback Variance and SFD
11CDH-00000-00002 Demo/Rebuild & Garage Alteration 1530 Miramar Beach Drive

Exempt, CEQA Guidelines Sections 15301(l)(1), Anne Almy, Supervising Planner (805) 568-2053
15303(a&e), 15304(b), 15305(a) J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Clay Aurell, agent for Michael Sheldon, owner, to consider the following:

- a) **11VAR-00000-00001** [application filed on March 25, 2011] for a Variance to the required front and side setbacks in compliance with Section 35-173 of Article II, the Coastal Zoning Ordinance, on property zoned 7-R-1 to reduce the required 50-foot front setback from road centerline down to 21-feet and 20-foot front setback from road right-of-way down to 3.5-feet to allow structural alteration (re-roof) on an existing garage, and to reduce the required 5-foot side setback down to zero to allow the construction of a deck and walkway and a corner portion of both the existing garage and new single-family dwelling;
- b) **11CDH-00000-00002** [application filed on January 12, 2011] for a Coastal Development Permit in compliance with Section 35-169 of Article II, the Coastal Zoning Ordinance, on property zoned 7-R-1 to allow the demolition of an existing 1,178 square foot one-story single family dwelling and construction of a new 3,226 square foot two-story dwelling, and to structurally alter the roof pitch on an existing garage, remove one hazardous pine tree from the hillside, and grade approximately 250 cubic yards; and

and to determine the project is exempt pursuant to Sections 15301(l)(1), 15303(a&e), 15304(b) and 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 009-345-018 and 009-345-020, located at 1530 Miramar Beach Drive, in the Montecito Community Plan area, First Supervisorial District.

ACTION: Approved the project.

Burrows/Gottsdanker

Vote: 4-0 (Phillips absent)

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

3. 10LLA-00000-00009 Miller Lot Line Adjustment 1735 Glen Oaks Drive

Exempt, CEQA Guidelines Sections 15305(a) Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Pat Yochum, agent for Miller Residence Trust, to consider Case No. 10LLA-00000-00009, [application filed on September 24, 2010] to adjust the property line between two legal lots of 1.03-acres (Lot 1–AP No. 007-201-003) and 3.06-acres (Lot 2–AP Nos. 007-201-005 & -006), resulting in two lots of 1.29-acres and 2.80-acres, respectively; in compliance with Section 21-90 of County Code Chapter 21 and Section 35.430.100 of the Montecito Land Use and Development Code, on property zoned 2-E-1; and to determine the project is exempt pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-201-003, located at 1819 East Valley Road, and APNs 007-201-005 and 007-201-006, located at 1735 Glen Oaks Drive, in the Montecito Community Plan area, First Supervisorial District.

ACTION: Approved the project.

Gottsdanker/Burrows

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

4. 11ORD-00000-00020 Medical Marijuana Dispensaries
11ORD-00000-00021 Ordinance Amendments **Montecito**

Exempt, CEQA Guidelines Section 15061(b)(3) Jeff Hunt, Director, Long Range Planning (805) 568-2072
June Pujo, Supervising Planner (805) 568-2056
Holly Bradbury, Planner (805) 568-3577

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

- a) **11ORD-00000-00020** to adopt a resolution recommending that the Board of Supervisors adopt an ordinance (Case No. 11ORD-00000-00020) amending Division 35.2, Montecito Standards for Specific Land Uses, and Division 35.10, Glossary, of Section 35-2, of the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code;
- b) **11ORD-00000-00021** to recommend that the County Planning Commission recommend that the Board of Supervisors adopt an ordinance (Case No. 11ORD-00000-00021) amending Division 2, Definitions, Division 4, Zoning Districts, and Division 11, Permit Procedures, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code; and

to determine that the project is exempt pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act.

ACTION: Recommended that the Board of Supervisors make the findings for approval, determine that the ordinance amendments are exempt from CEQA; and adopted Resolutions recommending that the Board of Supervisors adopt Case Nos. 11ORD-00000-00020 and 11ORD-00000-00021, as revised.

Overall/Gottsdanker

**Vote: 3-0 (Burrows, Phillips absent)
Appeal period not applicable.**

5. 11ORD-00000-00013 General Package Ordinance Amendments **Montecito**

Exempt, CEQA Guidelines Section 15061(b)(3) Dianne Black, Director, Development Services (805) 568-2000
Noel Langle, Planner (805) 568-2067

Hearing on the request of the Planning and Development Department that the Montecito Planning Commission reconsider their previous action of April 27, 2011, and adopt a revised recommendation to the Board of Supervisors that the Board of Supervisors adopt an ordinance (Case No. 11ORD-00000-00013) amending Division 35.2, Montecito Zones and Allowable Land Uses, Division 35.3, Montecito Site Planning and Other Project Standards, Division 35.4, Montecito Standards for Specific Land Uses, Division 35.7, Montecito Planning Permit Procedures, 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; and to determine that the project is exempt pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Quality Act.

ACTION: Adopted the findings for approval; recommended that the Board of Supervisors determine the ordinance amendments are exempt from CEQA; adopted a Resolution recommending that the Board of Supervisors adopt

Case No. 11ORD-00000-00013, as revised; and directed staff not to forward Resolution 11-09 to the Board of Supervisors.

Overall/Eidelson

**Vote: 3-0 (Burrows, Phillips absent)
Appeal period 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