



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

**Special Hearing of August 26, 2009
9:00 a.m.**

DANIEL EIDELSON
CLAIRE GOTTSDANKER
MICHAEL PHILLIPS, CHAIR
SUE BURROWS, 2nd VICE CHAIR
JACK OVERALL, 1st 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 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, Michael Phillips.
- 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:** Gisele Moseley asked for the Commission's assistance in dealing with a newly constructed trail along Westmont's western property boundary. Victoria Greene of the Montecito Association confirmed that the Commission was in receipt of the letter that was submitted by the Association on the issue of the trail. Juergen Boehr, Pamela Jameson Boehr, Kellam de Forest, and Jean Nicol voiced their concerns over the *Safe Route to School* project along the west side of San Ysidro Road. In response, the Commission asked that staff provide a briefing at their next scheduled meeting (October 28). John P. Thorndike IV spoke to the issue of his property in the Toro Canyon area and his interactions with the County.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Eidelson met with Assistant Fire Marshall Kirk Johnson of the Montecito Fire Protection District regarding the fire safety issues at the Miramar raised at last month's hearing.
- IX. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Alex Tuttle briefed the Commission on the progress of the Westmont College's Master Plan. The Commission asked that the issue of the trail along the western property boundary be brought back for further discussion at their next scheduled meeting (October 28).
- X. **MINUTES:** The Minutes of July 22, 2009 were considered as follows:

ACTION: Approved the Minutes of July 22, 2009.

Burrows/Gottsdanker Vote: 5-0

XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.

XII. **STANDARD AGENDA:**

- | | | |
|-----------------------------------|---|---|
| | Clark Conditional Certificate
of Compliance and Coastal
Development Permit | |
| 1. 09CDH-00000-00013 | | Adjacent to 1162 Channel Drive |
| 09COC-00000-00001 | | |
| Exempt, CEQA Section 15305 | | Alice McCurdy, Supervising Planner (805) 568-2518
Nicole Mashore, Planner (805) 884-8068 |

Hearing on the request of Ray Severn, agent for the owner, Dallas Clark, to consider the following:

- a) **09COC-00000-00001** [application filed on February 4, 2009] for approval of a Conditional Certificate of Compliance to legalize the creation of a .27-acre parcel, in compliance with Section 66499.35 of the State Subdivision Map Act, in an area zoned REC;
- b) **09CDH-00000-00013** [application filed on April 22, 2009] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned REC recognizing approval of a Conditional Certificate of Compliance to legalize the creation of this .27-acre parcel;

and to accept the Exemption pursuant to Section 15305 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-353-013, located between Butterfly Lane and the Biltmore Hotel, seaward of Channel Drive, in the Montecito Area, First Supervisorial District.

ACTION: Approved the project, with revisions to the Findings.

Gottsdanker/Phillips **Vote: 5-0**
10 day appeal period; no fee required.
(Coastal Zone)

- | | | |
|-----------------------------|-------------------------------------|--|
| 2. 09APL-00000-00020 | Decker Appeal of MBAR Denial | 680 Stonehouse Lane |
| | | Anne Almy, Supervising Planner (805) 568-2053
Sarah Clark, Planner (805) 568-2853 |

Hearing on the request of Steve Decker, appellant, to consider Case No. 09APL-000000-00020, [appeal filed on July 8, 2009] to appeal the decision of the Montecito Board of Architectural Review to deny the application for Design Review, Case No. 08BAR-00000-00145; in compliance with Section 35.492 of the Montecito Land Use and Development Code, on property zoned 2-E-1, to allow construction of a new 5,875 square foot residence with 1,409 square foot attached garage and an 800 square foot guesthouse. The application involves AP No. 155-060-030, located at 680 Stonehouse Lane in the Montecito area, First Supervisorial District.

ACTION: Continued the item to the hearing of October 28, 2009, at the request of the appellant.

Gottsdanker/Overall **Vote: 5-0**
Appeal process not applicable.

3. **Discussion Regarding Development Standards for Solar Energy Systems** **Montecito**
Dianne Black, Interim Director (805) 568-2000
Noel Langle, Planner (805) 568-2067

The Montecito Planning Commission will discuss potential development standards for solar energy systems that may be used to address compatibility with neighboring properties.

ACTION: The Commission participated in a discussion with Noel Langle, Planning and Development. No action was taken.

Appeal process not applicable.

4. **Montecito Growth Management Ordinance Extension** **Montecito**
Dianne Black, Interim Director (805) 568-2000
Derek Johnson, Director, Office of Long Range Planning (805) 568-2072

The Montecito Planning Commission will receive a report on the timeline and process for the Montecito Growth Management Ordinance Extension from the Office of Long Range Planning.

ACTION: The Commission received staff's report and update on the process for extending the Montecito Growth Management Ordinance (MGMO). No action was taken.

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

Dianne M. Black
Secretary to the Montecito Planning Commission