



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of September 16, 2013
9:00 a.m.

SUE BURROWS, CHAIR
DANIEL EIDELSON, 1st VICE CHAIR
JACK OVERALL, 2nd VICE CHAIR
MICHAEL PHILLIPS
J'AMY BROWN

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: The special hearing of September 16, 2013 will be televised live on County 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 this special hearing will be on Monday, September 16 at 5:00 p.m. and Tuesday, September 17, 2013 on CSBTV Channel 20.

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, Sue Burrows.
- 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:** The Commission discussed potential topics for discussion items for the 2014 calendar year, including: a) water issues (how do we get it, where from?); b) basic high points of the permitting process; c) frequently asked questions that Planning and Development receives; d) a presentation by the Montecito Sanitary District; e) parking and traffic issues (cumulative impacts); f) looking for areas in the Montecito Land Use and Development Code that should be updated; g) holding a joint meeting with the Montecito Board of Architectural Review to discuss their relationship to the Montecito Planning Commission and what their responsibilities are; h) Brown Act update; i) drainage and Flood Control issues; j) discussion of how to prioritize outstanding action items in the Montecito Community Plan; k) presentation from Emergency Operations Management regarding earthquakes and what people should do if Highway 101 is interrupted.

Public Comment:

Kellam DeForest asked the Commission to address the issue of cultural resources and historic preservation through new or revised ordinances. Victoria Greene of the Montecito Association supports the idea of prioritizing community plan action items.

- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Chair Burrows expressed appreciation to everyone for their participation in last month's disaster preparedness briefing/discussion, and reported that she attended a recent Montecito Association land use committee meeting. Commissioner Overall attended a City of Santa Barbara Planning Commission discussion on the Highway 101 widening project, and noted that the meeting video is posted online. Commissioner Eidelson reported on recent activity related to the redevelopment

boards that he is a member of, and Commissioners Brown and Chair Burrows attended the most recent meeting of the County Historic Landmarks Advisory Commission.

IX. **MINUTES:** The Minutes of August 21, 2013 were considered as follows:

ACTION: Approved the August 21, 2013.

Brown/Overall Vote: 5-0

X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
None.

XI. **STANDARD AGENDA:**

1.	12VAR-00000-00001 12CDH-00000-00001	Bentson Addition and Setback Variance	1542-B Miramar Beach Drive
<hr/>			
Exempt, CEQA Guidelines Sections 15301(e), 15305(a) Zoraida Abresch, Supervising Planner (805) 934-6585 Brian Banks, Planner (805) 568-3559			

Hearing on the request of Thomas Hashbarger, agent for Laurie Bentson, owner, to consider the following:

- a) **12VAR-00000-00001** [application filed on January 10, 2012] for a Variance to the required front setbacks in compliance with Section 35-173 of Article II, the Coastal Zoning Ordinance, on property zoned 7-R-1 to reduce the required 20-foot front setback from road right-of-way down to 0-feet and reduce the required 5-foot side setbacks to 0-feet consistent with the existing structure footprint, and to allow structural alterations to portions of the existing dwelling and construction of a first and second story addition within the front and side setbacks;
- b) **12CDH-00000-00001** [application filed on January 10, 2012] 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 a first floor addition of 132 net square feet and a second story addition of 80 net square feet to the existing 664 net square foot two-story single family dwelling. The overall height of the structure after the additions would be 25 feet. The project also includes an interior remodel and an exterior remodel with new doors, windows and exterior siding;

and to determine the project is exempt from CEQA pursuant to Sections 15301(e)(1) and 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-345-026, 0.02-acres, located at 1542 Miramar Beach Drive, in the Montecito area, First Supervisorial District.

ACTION: Accepted late submittals from Marc Chytilo, the Boehr Family, Raymond T. Stefani, and Phillip and Elizabeth Hogan into the record.

Brown/Phillips Vote: 4-1 (Overall no)
Appeal process not applicable

ACTION: Approved the project.

Phillips/Overall Vote: 3-2 (Brown, Burrows no)
10 day appeal period; no fee required (Coastal Zone)

2. 13CDH-00000-00014 Wilson Roof Change 116 Arroqui Street
Exempt, CEQA Guidelines Section 15301(a) Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Paul Zink, architect for the owner Monte Wilson, to consider Case No. 13CDH-00000-00014, [application filed on May 2, 2013] for 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 for the reconstruction of approximately 600 square feet of roof area of an existing residence; and to determine the project is exempt from the provisions of CEQA pursuant to Section 15301(a) of the State Guidelines for the Implementation of the Environmental Quality Act. The application involves AP No. 007-350-016, located at 116 Arroqui Street in the Montecito Community Plan Area, First Supervisorial District.

ACTION: Approved the project.

Eidelson/Brown

Vote: 5-0

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