



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of September 17, 2014  
9:00 a.m.

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

Santa Barbara County  
Planning Commission Hearing Room  
123 East Anapamu Street, Room 17  
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. This hearing will also be streamed live on CSBTv's website at <http://www.countyofsb.org/ceo/csbtv.aspx?id=1558> and digitally archived at <http://www.countyofsb.org/ceo/media02.aspx>*

### ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, Daniel Eidelson.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** Commissioner Burrows was absent.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** Kellam de Forest emphasized the importance of story poles for the Miramar project and asked the Commission to request from the applicant that they be erected to properly visualize the potential impacts of the project. Darlene Bierig gave the Commission an update from the Montecito Water District.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown attended the Pearl Chase Preservation Committee meeting and introduced new HLAC member Carla Tompson, the September 2 Montecito Association Land Use Committee meeting, the September 8 Historic Landmarks Advisory Commission (HLAC) site visit to the Coral Casino site, the September 8 Montecito Board of Architectural Review meeting, the Montecito Association monthly meeting where Diane Pannkuk was made an honorary board member, and the September 10 Carpinteria Water District meeting in which there was a discussion of the importing of water into the Montecito area from outside sources.
- IX. **MINUTES:** The Minutes of August 25, 2014 was considered as follows:  
  
**ACTION: Approved the Minutes of August 25, 2014.**  
**Phillips/Overall Vote: 4-0 (Burrows absent)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.

XI. **STANDARD AGENDA:**

1. **14GPA-00000-00003 Energy and Climate Action Plan** **Countywide**  
14EIR-00000-00003 David Lackie, Interim Deputy Director (805) 568-2023  
Heather Allen, Planner (805) 884-8082

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

- a) **14GPA-00000-00003.** Recommend that the County Planning Commission recommend the Board of Supervisors adopt a Comprehensive Plan amendment to incorporate Policy 8.3 and Research Action 8.3.1 into the Santa Barbara County Comprehensive Plan Energy Element requiring implementation of the ECAP with provisions for monitoring and updating at least every five years; and
- b) **14EIR-00000-00003.** Recommend that the County Planning Commission recommend the Board of Supervisors certify the Environmental Impact Report pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. (Continued from 8/25/14)

**ACTION:** Recommended that the County Planning Commission recommend to the Board of Supervisors a restructured Energy and Climate Action Plan that includes the following three elements: 1) the plan is incentive-based and includes only voluntary measures; 2) the plan eliminates mandatory point-of-sale and energy audit measures; and 3) implementation funding should be used to increase public awareness of conservation and available incentives through outreach and education campaigns.

**Brown/Burrows**

**Vote: 5-0**

**Appeal process not applicable.**

2. **13LLA-00000-00002 Phillipides Lot Line Adjustment** **740 Arcady Road/  
310 Eucalyptus Hill Road**  
Exempt, CEQA Guidelines Section 15270 Anne Almy, Supervising Planner (805) 568-2053  
Jennifer Siemens, Planner (805) 568-2000

Hearing on the request of Syndi Souter, agent for the owners, Craig Hawker and Athena Phillipides, to consider Case No. 13LLA-00000-00002, [application filed on April 30, 2013] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35.430.110 of the Montecito Land Use and Development Code to adjust the line between two "lots" of 1.0 acres (existing Parcel 1) and .19 acres (existing Parcel 2) to reconfigure into two lots of .72 and .46 acres, respectively, on property located in the 2-E-1 Zone; and to determine the denial is exempt from CEQ pursuant to Section 15270 of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 013-191-012, located at 740 Arcady Road and 3140 Eucalyptus Hill Road, in the Montecito area, First Supervisorial District. (Continued from 7/16/14 and 8/25/14)

**ACTION:** Accepted the withdrawal of the permit application.

**Brown/Phillips**

**Vote: 4-0 (Burrows absent)**

**Appeal process not applicable.**

**3. 14CDH-00000-00005 Olive Mill Trust Private Water Well 1169 Hill Road**  
**Exempt, CEQA Guidelines Sections 15270 Anne Almy, Supervising Planner (805) 568-2053**  
**J. Ritterbeck, Planner (805) 568-3509**

Hearing on the request of Sophie Calvin, agent for the applicant, Michael Hair, to consider Case No. 14CDH-00000-00005 [application filed on March 20, 2014] 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 construction of a new private water well; and to determine the denial is exempt from CEQ pursuant to Section 15270 of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 009-352-038, located at 1169 Hill Road, in the Montecito Community Plan area, First Supervisorial District.

**ACTION: Continued the item to the hearing of October 15, 2014, at the request of the Commission.**

**Overall/Phillips Vote: 4-0 (Burrows absent)**  
**Appeal process not applicable.**

**4. 14CDH-00000-00007 Schlesinger Private Water Well 1685 Fernald Point Lane**  
**Exempt, CEQA Guidelines Sections 15270 Anne Almy, Supervising Planner (805) 568-2053**  
**J. Ritterbeck, Planner (805) 568-3509**

Hearing on the request of Sophie Calvin, agent for the applicant, Mrs. Arnold Schlesinger, to consider Case No. 14CDH-00000-00007 [application filed on April 16, 2014] 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 construction of a new private water well; and to determine the denial is exempt from CEQ pursuant to Section 15270 of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 007-374-006, located at 1685 Fernald Point Lane, in the Montecito Community Plan area, First Supervisorial District.

**ACTION: Continued the item to the hearing of October 15, 2014, at the request of the Commission.**

**Phillips/Eidelson Vote: 4-0 (Burrows absent)**  
**Appeal process not applicable.**

**5. 14CDH-00000-00016 Makarechian Private Water Well 1150 Channel Drive**  
**Exempt, CEQA Guidelines Sections 15270 Anne Almy, Supervising Planner (805) 568-2053**  
**J. Ritterbeck, Planner (805) 568-3509**

Hearing on the request of Sophie Calvin, agent for the applicant, Hadi Makarechian, to consider Case No. 14CDH-00000-00016 [application filed on June 18, 2014] 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 construction of a new private water well; and to determine the denial is exempt from CEQ pursuant to Section 15270 of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 009-352-027, located at 1150 Channel Drive, in the Montecito Community Plan area, First Supervisorial District.

**ACTION: Continued the item to the hearing of October 15, 2014, at the request of the Commission.**

**Overall/Phillips Vote: 4-0 (Burrows absent)**

**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](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Montecito Planning Commission

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