



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of September 20, 2006
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 County Santa Barbara (CSBTU) 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 CSBTU Channel 20.

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Robert Meghreblian, Chair.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Dianne Meester Black.
- VI. **PROJECTION REPORT:** by Dianne Meester Black.
- VII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by John Baker, Director, Planning and Development.
- VIII. **PUBLIC COMMENT:** None.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Thielscher reported that he attended the Montecito Association Land Use meeting.
Commissioner Meghreblian reported that he attended the Montecito BAR meeting on September 11, 2006.
Commissioner Gottsdanker reported that she attended the Montecito BAR meeting on September as well as the Mountain Drive Community Association meeting.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- XI. **MINUTES:** The Minutes of August 16, 2006 were considered as follows:
ACTION: **Approved the Minutes of August 16, 2006.**
Bierig/Phillips **Vote: 4-0-1 (Thielscher abstained)**

XII. **STANDARD AGENDA:**

- | | | | |
|----|--------------------------|-----------------------------|--|
| 1. | 06ORD-00000-00009 | Zoning Ordinance | Countywide |
| | 06ORD-00000-00010 | Reformatting Program | Montecito Planning Area |
| | | | Kimberly McCarthy, Planner (805) 568-2005
Noel Langle, Planner (805) 568-2009 |

The County Planning Commission will consider and make recommendations regarding the Zoning Ordinance Reformatting Program (ZORP) to the Board of Supervisors and also recommend that the Board of Supervisors find that Case No. 06ORD-00000-00009 is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act:

- a) **06ORD-00000-00009**, an Ordinance to repeal Article I, Article II, Article III and Article V of Chapter 35 of the Santa Barbara County Code and adopt the County Land Use Development Code.

The Montecito Planning Commission will consider and make recommendations regarding the Zoning Ordinance Reformatting Program (ZORP) to the County Planning Commission on Case No. 06ORD-00000-00009 as it relates to the Montecito Planning Area and recommend that the County Planning Commission recommend that the Board of Supervisors find that Case No. 06ORD-00000-00009 is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act:

- b) **06ORD-00000-00009**, to repeal Article I, Article II, and Article V of Chapter 35 of the Santa Barbara County Code and adopt the County Land Use Development Code.

The Montecito Planning Commission will consider and make recommendations regarding the Zoning Ordinance Reformatting Program (ZORP) to the Board of Supervisors on Case No. 06ORD-00000-00010 as it relates to the Montecito Planning Area and recommend that the Board of Supervisors find that Case No. 06ORD-00000-00010 is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act:

- c) **06ORD-00000-00010**, to repeal Article IV of Chapter 35 of the Santa Barbara County Code and adopt the Montecito Land Use and Development Code. (Continued from 9/7/06)

ACTION: Item dropped from the Standard Agenda.
Appeal process not applicable.

- | | | | |
|----|-------------------------------|---|-------------------------|
| 2. | 06CDH-00000-00026 | Amon Spa | 1567 Ramona Lane |
| | Exempt, CEQA Section 15303(e) | Peter Imhof, Supervising Planner (805) 568-2518
Nicole Mashore, Planner (805) 884-8068 | |

Hearing on the request of Jack Amon, owner, to consider Case No. 06CDH-00000-00026 [application filed May 24, 2006], for a Coastal Development Permit under Section 15303(e) in the 20-R-1 Zone District of Article II allowing the construction of a new spa, new spa equipment storage structure and patio; and to accept the Exemption pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-312-002 located at 1567 Ramona Lane in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Thielscher/Gottsdanker

Vote: 5-0

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

3. **06CDH-00000-00019** **Blackburn Deck Remodel** **1815 Fernald Point Lane**
Exempt, CEQA Section 15303 Peter Imhof, Supervising Planner (805) 568-2518
Sarah Spann, Contract Planner

Hearing on the request of Adele Goggia, architect for the owner, to consider Case No. 06CDH-00000-00019 [application filed on April 10, 2006], for a Coastal Development Permit under Section 35-169.5 in the 1-E-1 Zone District of Article II to allow for the remodel of an existing deck area attached to an existing 5,974 square foot single family residence, including demolition and replacement of an outdoor firepit area, barbeque pit, rinse-off area, beach access stairs, and portions of decking and deck railing. In addition, the proposed project includes the construction of an outdoor staircase attached to the residence, construction of an additional staircase leading from the deck to the beach, and resurfacing of existing terraces and decks; and to accept the Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-380-013, located at 1815 Fernald Point Lane, in the Montecito area, First Supervisorial District.

ACTION: Approved the project with revisions to the conditions of approval.

Phillips/Thielscher

Vote: 5-0

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

4. **05APL-00000-00033** **Franklin Appeal** **1396 Greenworth Place**
June Pujo, Supervising Planner (805) 568-2056
Allen Bell, Planner (805) 568-2033

Hearing on the request of Bonnie Franklin to consider the Appeal 05APL-00000-00033 [appeal filed on December 12, 2005], of the Planning and Development Department's decision to deny a Coastal Development Permit for a home occupation for a veterinary practice in a single-family dwelling, 05HOC-00000-00007, in the 20-R-1 Zone District under Article II. The application involves AP No. 009-190-009, located at 1396 Greenworth Place, Montecito area, First Supervisorial District.

ACTION: Adopted the findings for denial, as revised, denied the appeal, and denied the project.

Bierig/Gottsdanker

Vote: 5-0

10 day appeal period; fee required.

5. **Subcommittee Status Briefing** **Montecito**
Dianne Meester Black, Assistant Director (805) 568-2000

The Montecito Planning Commission will receive a status briefing on the following Subcommittees:

1. Duplex Floor Area Guidelines
2. Public Right-Of-Way Encroachments

3. Landscape Lighting
4. Historic Resources
5. Montecito Design Guidelines

ACTION: Continued the item to the hearing of October 18, 2006;
Gottsdanker/Thielscher

Vote: 5-0
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 Meester Black
Secretary to the Montecito Planning Commission