



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of October 17, 2007
9:00 a.m.

BOB BIERIG, Chair
CLAIRE GOTTSANKER, 2nd Vice Chair
MICHAEL PHILLIPS, 1st Vice Chair
SUE BURROWS
JACK OVERALL

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 Bob Bierig, Chair.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** By Jessica Opland.
- IV. **ROLL CALL:** Commissioner Burrows was absent.
- V. **AGENDA STATUS REPORT:** By Dianne M. Black.
- VI. **APPOINTMENT OF THE NEW 2007 MONTECITO PLANNING COMMISSION RECORDING SECRETARY**

ACTION: Appointed David Villalobos as the new 2007 Montecito Planning Commission Recording Secretary.

Phillips/Overall **Vote: 4-0 (Burrows absent)**
- VII. **PROJECTION REPORT:** By Dianne M. Black.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** By Dianne M. Black.
- IX. **PUBLIC COMMENT:** Bill Palladini commented on the impacts of multiple projects occurring concurrently on Lilac Drive.
- X. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- XI. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- XII. **MINUTES:** The Minutes of August 29, 2007 were considered as follows:

ACTION: Approved the Minutes of August 29, 2007.

Phillips/Overall

Vote: 4-0 (Burrows absent)

XIII. CONSENT AGENDA ITEMS AND PROCEDURE:

C-1 07GOV-00000-00013 San Ysidro Ranch Trail Alignment 900 San Ysidro Lane

June Pujo, Supervising Planner (805) 568-2056
Laura Bridley, Planner (805) 966-7260

Hearing on the request of Claude Garciacelay, Parks Department, to consider case number 07GOV-00000-00013 [application filed on September 7, 2007] for a determination that the realignment of an existing easement for a trail through San Ysidro Ranch (quitclaim of existing and granting of new easement) is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402 (c) This site is identified as Assessor Parcel Numbers 007-050-026 and 011-110-006, on property zoned C-V (Resort/Visitor Serving Commercial), known as 900 San Ysidro Lane, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Gottsdanker/Overall

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

C-2 07TEX-00000-00008 Harber/Thrane Time Extension 530A & 530B San Ysidro Road

Exempt, CEQA Section 15301(k) Anne Almy, Supervising Planner (805) 568-2053
Lisa Hosale, Planner (805) 568-2007

Hearing on the request of Steve Welton, agent for the Owners Judy and Richard Harber and Marcus and Hope Thrane, to consider Case No. 07TEX-00000-00008, [application filed on May 2, 2007] for approval of a two-year time extension in compliance with County Code Chapter 21 to extend the approval of a Condominium Conversion (TPM 14,646/03TPM-00000-00024) from May 19, 2007 to May 19, 2009, on property zoned 7-R-2; and to accept the Exemption pursuant to Section 15301(k) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 011-200-057, located at 530A and 530B San Ysidro Road, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Gottsdanker/Overall

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

XIII. STANDARD AGENDA:

1. 07CDH-00000-00024 Gaba Single Family Addition 1060 Channel Drive

Exempt, CEQA Section 15301(e)(2) Anne Almy, Supervising Planner (805) 568-2053
Holly Bradbury, Planner (805) 568-3577

Public hearing on the request of Tom Ochsner, architect for the owner, Harold Gaba, to consider Case No. 07CDH-00000-00024 [application filed August 1, 2007] 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 first floor addition (in three areas) totaling 1,657 net square feet, an interior remodel of 2,800 square feet, conversion of an existing 300 square foot barbeque pavilion into a cabana with outdoor barbeque, and approximately 150 cubic yards of grading; and to accept the exemption per State CEQA Guidelines Section 15301(e) (2)

[minor additions to existing structures]. The application involves AP No. 009-283-006 located at 1060 Channel Drive, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Overall/Gottsdanker **Vote: 4-0 (Burrows absent)**
10 day appeal period; no fee required. (Coastal Zone)

07ORD-00000-00003		
07ORD-00000-00004		
07GPA-00000-00009	Montecito Land Use and Development	
07RZN-00000-00018	Code & Zoning Map Amendment	Montecito
Exempt, CEQA Sections 15265 and 15061(b)(3)	Dianne Black, Director Development Services (805) 568-2000 Noel Langle, Planner (805) 568-2009	

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

Consider and adopt a recommendation to the County Planning Commission that the County Planning Commission adopt a recommendation to the County Board of Supervisors that they adopt an ordinance (**Case No. 07ORD-00000-00003**) amending the text of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code that removes existing language pertaining to regulation of land use within the Coastal Zone portion of the Montecito Community Plan Area; and

Consider and adopt a Resolution recommending that the County Board of Supervisors:

- A. Adopt a Resolution (**Case No. 07GPA-00000-00009**) amending the Coastal Land Use Plan within the Montecito Community Plan Area to change the land use designation of Assessor's Parcel Numbers 009-230-025 and 009-230-025-026 from General Commercial (C) to Neighborhood Commercial (N);
- B. Adopt an Ordinance (**Case No. 07RZN-00000-00018**) amending the County Zoning Map within the Montecito Community Plan Area to change the zoning of Assessor's Parcel Numbers 009-230-025 and 009-230-025-026 from Retail Commercial (C-2) to Neighborhood Commercial (CN); and
- C. Adopt an Ordinance (**Case No. 07ORD-00000-00004**) amending Section 35-1 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code, by removing those regulations that pertain to the Coastal Zone area within the Montecito Community Plan area, and amending Section 35-2 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Montecito Land Use and Development Code, to include those regulations that pertain to the Coastal Zone area within the Montecito Community Plan area.

ACTION: Recommended that the County Planning Commission adopt a recommendation to the County Board of Supervisors that the Board adopt 07ORD-00000-00003. Adopted a Resolution recommending that the Board of Supervisors adopt 07ORD-00000-00004, 07GPA-00000-00004, and 07RZN-00000-00018.

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

The Montecito Planning Commission's recommendation will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.

3.

PIT Update

Dianne Black, Director Development Services (805) 568-2000

The Montecito Planning Commission will receive a briefing from Planning and Development staff on the Process Improvement Team (PIT) effort with regards to the Process Improvement Oversight Committee. (Estimated time: 45 mins.)

ACTION: Briefing was presented by Dianne Black and Pat Saley. 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