



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of October 19, 2005  
9:00 a.m.

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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)

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*TV COVERAGE ANNOUNCEMENT: Montecito Planning Commission Hearings are televised live on Government Access Television (GATV) 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 GATV Channel 20.*

### ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Robert Meghreblian, Chair.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by Cintia Mendoza.
- IV. **ROLL CALL:** All Commissioners were present. Commissioner Bierig abstained and was not present for Item Nos. 1, 2 and 3, Maxwell Certificates of Compliance.
- V. **AGENDA STATUS REPORT:** Presented by Cintia Mendoza.
- VI. **PROJECTION REPORT:** Presented by Cintia Mendoza.
- VII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Dianne Meester, Assistant Director, Planning and Development.
- VIII. **PUBLIC COMMENT:** None.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- XI. **MINUTES:** The Minutes of August 17, 2005 and September 21, 2005 were considered as follows:  
  
**ACTION:** **Approved the Minutes of August 17, 2005.**  
Thielscher/Gottsdanker **Vote: 4-0-1 (Bierig abstained)**  
  
**ACTION:** **Approved the Minutes of September 21, 2005, as revised.**  
Bierig/Thielscher **Vote: 5-0**

XII. **STANDARD AGENDA:**

1. **04COC-00000-00007** **Maxwell Conditional Certificate**  
**04CDP-00000-00090** **of Compliance and Coastal Development Permit** **High Road**  
**05NGD-00000-00017** **Julie Harris, Planner (805) 568-3518**

Hearing on the request of Jack Maxwell, agent to the owner, Pauline Maxwell, to consider the following [application filed on March 29, 2004]:

- a) **04COC-00000-00007** for a Conditional Certificate of Compliance to recognize the creation of one 8,791 square foot parcel and one 14,872 square foot parcel to be merged into one lot upon recordation, in the 2-E-1 Zone District under Article II;
- b) **04CDP-00000-00090** for a Coastal Development Permit under Section 35-169 in the 2-E-1 Zone District of Article II to allow recordation of Certificate of Compliance No. 04COC-00000-00007;

and to approve the Negative Declaration, 05NGD-00000-00017, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Historic Resources and Land Use. The ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Montecito Branch of the City of Santa Barbara Library, 1469 East Valley Road, Santa Barbara. The property is identified as AP Nos. 009-162-010 and 009-162-022, located at High Road in the Montecito area, First Supervisorial District. (Continued from 10/20/04, 11/17/04, 1/19/05, 2/16/05, 3/16/05, 6/15/05 and 8/17/05)

**ACTION:** Moved to conceptually adopt Option 4, granting the Certificate of Compliance with one 1.8 acre property.

**Thielscher/Meghreblian** Vote: 2-2 (Gottsdanker/Phillips no/Bierig absent)  
\* 2-2 vote, motion failed to pass.

**ACTION** Moved to conceptually adopt Option 3, granting the Certificate of Compliance with two 1 acre properties.

**Gottsdanker/Phillips** \*Commissioner Gottsdanker withdrew motion.

**ACTION:** Moved to conceptually adopt Option 4, granting the Certificate of Compliance with one 1.8 acre property.

**Gottsdanker/Thielscher** Vote: 3-1 (Phillips no/Bierig absent)

\* Item was trailed to the end of the day for final action and to allow staff to return with revised findings and conditions of approval.

**ACTION:**

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

2. **04COC-00000-00008** **Maxwell Conditional Certificate**  
**04CDP-00000-00091** **of Compliance and Coastal Development Permit** **High Road**  
05NGD-00000-00017 Julie Harris, Planner (805) 568-3518

Hearing on the request of Jack Maxwell, agent to the owner, Kari Campano, to consider the following [application filed on March 29, 2004]:

- a) **04COC-00000-00008** for a Conditional Certificate of Compliance to recognize the creation of one 8,984 square foot parcel and one 8,795 square foot parcel to be merged into one lot upon recordation in the 2-E-1 Zone District under Article II;
- b) **04CDP-00000-00091** for a Coastal Development Permit under Section 35-169 in the 2-E-1 Zone District of Article II to allow recordation of Certificate of Compliance No. 04COC-00000-00008;

and to approve the Negative Declaration, 05NGD-00000-00017, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Historic Resources and Land Use. The ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Montecito Branch of the City of Santa Barbara Library, 1469 East Valley Road, Santa Barbara. The property is identified as AP Nos. 009-162-032 and 009-162-033, located at High Road in the Montecito area, First Supervisorial District. (Continued from 10/20/04, 11/17/04, 1/19/05, 2/16/05, 3/16/05, 6/15/05 and 8/17/05)

**ACTION:** Moved to conceptually adopt Option 4, granting the Certificate of Compliance with one 1.8 acre property.  
 Thielscher/Meghreblian Vote: 2-2 (Gottsdanker/Phillips no/Bierig absent)  
 \* 2-2 vote, motion failed to pass.

**ACTION** Moved to conceptually adopt Option 3, granting the Certificate of Compliance with two 1 acre properties.  
 Gottsdanker/Phillips \*Commissioner Gottsdanker withdrew motion.

**ACTION:** Moved to conceptually adopt Option 4, granting the Certificate of Compliance with one 1.8 acre property.  
 Gottsdanker/Thielscher Vote: 3-1 (Phillips no/Bierig absent)

\* Item was trailed to the end of the day for final action and to allow staff to return with revised findings and conditions of approval.

**ACTION:**

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

3. **04COC-00000-00010** **Maxwell Conditional Certificate**  
**04CDP-00000-00092** **of Compliance and Coastal Development Permit** **Summit Road**  
05NGD-00000-00017 Julie Harris, Planner (805) 568-3518

Hearing on the request of Jack Maxwell, owner, to consider the following [application filed on April 27, 2004]:

- a) **04COC-00000-00010** for a Conditional Certificate of Compliance to recognize the creation of one 9,822 square foot parcel and one 9,713 square foot parcel. Upon recordation of the conditional certificates, the two lots will be merged with AP No. 009-162-021, a legal lot to form one larger lot of 39,448 square feet in the 2-E-1 Zone District under Article II;
- b) **04CDP-00000-00092** for a Coastal Development Permit under Section 35-169 in the 2-E-1 Zone District of Article II to allow recordation of Certificate of Compliance No. 04COC-00000-00010;

and to approve the Negative Declaration, 05NGD-00000-00017, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Historic Resources and Land Use. The ND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Montecito Branch of the City of Santa Barbara Library, 1469 East Valley Road, Santa Barbara. The property is identified as AP Nos. 009-162-011 and 009-162-028, located at Summit Road in the Montecito area, First Supervisorial District. (Continued from 10/20/04, 11/17/04 1/19/05, 2/16/05, 3/16/05, 6/15/05 and 8/17/05)

**ACTION: Moved to conceptually adopt Option 4, granting the Certificate of Compliance with one 1.8 acre property.**

**Thielscher/Meghreblian Vote: 2-2 (Gottsdanker/Phillips no/Bierig absent)  
\* 2-2 vote, motion failed to pass.**

**ACTION Moved to conceptually adopt Option 3, granting the Certificate of Compliance with two 1 acre properties.**

**Gottsdanker/Phillips \*Commissioner Gottsdanker withdrew motion.**

**ACTION: Moved to conceptually adopt Option 4, granting the Certificate of Compliance with one 1.8 acre property.**

**Gottsdanker/Thielscher Vote: 3-1 (Phillips no/Bierig absent)**

**\* Item was trailed to the end of the day for final action and to allow staff to return with revised findings and conditions of approval.**

**ACTION:**

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

- 4. 05CUP-00000-00061 Mozart Greenhouses 2615 Sycamore Canyon Road**  
Exempt, CEQA Section 15303(e) Natasha Heifitz-Campbell, Planner (805) 962-0030

Hearing on the request of Derrik Eichelberger, agent for the owner, John Mozart, to consider Case No. 05CUP-00000-00061 [application filed August 30, 2005] for a Conditional Use Permit allowing construction of two new greenhouses of 235 square feet each (in the approximate same location of two recently removed greenhouses of 493 square feet each)

under provisions of Article IV Zoned 5-E-1; 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. 011-120-029 located at 2615 Sycamore Canyon Road, Montecito area, First Supervisorial District.

**ACTION: Approved the project.**

**Gottsdanker/Thielscher**

**Vote: 5-0  
10 day appeal period; fee required.**

5. **05CDH-00000-00012** **Gaba Single Family Addition** **1060 Channel Drive**  
Exempt, CEQA Section 15301(e)(2) Joddi Leipner, Planner (805) 568-2514

Hearing on the request of Justin Van Mullem, agent for the owner, Harold Gaba, to consider Case No. 05CDH-00000-00012 [application filed on March 18, 2005] for a Coastal Development Permit under Section 35-169.5 in the 1-E-1 Zone District under Article II to allow a first floor addition of 2,028 square feet, a second story addition of 900 square feet, and roof modifications to an existing 3,737 square foot single family residence. The project also includes conversion of an existing 300 square foot barbecue pavilion into a cabana with outdoor barbecue and construction of two seven foot high garden walls; and to accept the Exemption pursuant to Section 15301(e)(2) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP No. 009-283-006, located at 1060 Channel Drive in the Montecito area, First Supervisorial District. (Continued from 7/20/05 and 9/21/05)

**ACTION: Approved the project with revisions to the conditions of approval and floor area study.**

**Bierig/Thielscher**

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

6. **05CUP-00000-00046** **Sperling Fence** **675 Picacho Lane**  
Exempt, CEQA Section 15303(e) Lisa Hosale, Planner (805) 568-2007

Hearing on the request of Eric Hvolboll, agent for the owner, Peter Sperling to consider Case No. 05CUP-00000-00046 [application filed July 25, 2005] for a Conditional Use Permit allowing a 10 foot high fence to exceed the allowable height in the setback under provisions of Article IV Zoned 5-E-1; 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 Nos. 011-130-019, and -022 located at 675 Picacho Lane, Montecito area, First Supervisorial District.

**ACTION:**

**10 day appeal period; fee required.**

7. **04CDH-00000-00039** **Klink Single Family Addition**  
**04CDH-00000-00042** **and New Single Family Dwelling** **1787 Fernald Point Lane**  
Exempt CEQA Sections 15301(e) and 15303(a) Alice Daly, Planner (805) 568-2059

Hearing on the request of Isaac Romero, agent for the owners, John and Patricia Klink to consider the following:

**04CDH-00000-00039** [application filed November 30, 2004] for a Coastal Development Permit under Section 35-169.5 in the 1-E-1 Zone District of Article II to allow a 246 square foot addition, a 425 square foot new deck and a 500 square foot remodel to an existing 6,021 square foot single-family residence;

**04CDH-00000-00042** [application filed December 12, 2004] for a Coastal Development Permit under Section 35-169.5 in the 1-E-1 Zone District of Article II to allow a new 2,602 square foot single-family residence with an attached 786 square foot garage;

and to accept the Exemption pursuant to Sections 15301(e) and 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP No. 007-380-008, located at 1787 Fernald Point Lane, Montecito area, First Supervisorial District.

**ACTION:**

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

**8.** Conceptual Review Process Montecito  
Rita Bright, Planning Process Analyst (805) 568-2004

Hearing to consider adoption of an amendment to the Montecito Planning Commission Procedures Manual, adding a new section that provides for Montecito Planning Commission conceptual review of select projects, during preliminary stages of permit processing.

**ACTION:**

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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Steve Chase  
Secretary to the Montecito Planning Commission