



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of October 24 2012
9:00 a.m.

DANIEL EIDELSON, 1st VICE CHAIR
CLAIRE GOTTSANKER, 2nd VICE CHAIR
MICHAEL PHILLIPS
SUE BURROWS, CHAIR
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 Chair, Sue Burrows.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by Sharon Foster.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT AND 2013 PUBLIC HEARING SCHEDULE:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:**

John Thorndike spoke to title issues regarding his Toro Canyon property.

Abel Powell introduced himself to the commission as a candidate for the Montecito Fire District.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Eidelson and Commissioner Overall both attended the October 18th, 2012 meeting of SBCAG. Where Commissioner Overall spoke on the Alternative Approach for Freeway Widening Through Montecito. Chair Burrows attended the Monticeto Association meeting at the Biltmore Hotel.
- IX. **MINUTES:** The Minutes of September 26, 2012 were considered as follows:

ACTION: Approved the Minutes of September 26, 2012.

Overall/Eidelson Vote: 5-0
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- XI. **STANDARD AGENDA:**

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| 1. | 12CUP-00000-00015
12GOV-00000-00019
12GOV-00000-00020
EIR SCH #2011031094 | Montecito Fire Protection
District New Fire Station #3 | 2500 E. Valley Road
Anne Almy, Supervising Planner (805) 568-2053
Julie Harris, Planner (805) 568-3518 |
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Hearing on the request of Rita Bright, AMEC, agent for the Montecito Fire Protection District, to consider the following:

- a) **12CUP-00000-00015** [application filed on May 14, 2012] for a Conditional Use Permit to allow development of a new fire station in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on property zoned Residential 2-E-1;
- b) **12GOV-00000-00019** [application filed on October 4, 2012] to determine that the acquisition of a 2.56-acre parcel of land zoned Residential 2-E-1 to the Montecito Fire Protection District and construction of a new fire station is consistent with the Comprehensive Plan, including the Montecito Community Plan, in compliance with Government Code Section 65402(c); and
- c) **12GOV-00000-00020** [application filed on October 4, 2012] to determine that the offer to dedicate a 10-foot wide riding and hiking trail easement from the Montecito Fire Protection District to the County of Santa Barbara is consistent with the Comprehensive Plan, including the Montecito Community Plan, in compliance with Government Code Section 65402(a);

and to accept the Final Environmental Impact Report (SCH # 2011031094) prepared by the Montecito Fire Protection District 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: Biological Resources; Geologic Processes; and Water Resources, Supply and Service. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara; the Montecito Public Library, 1469 East Valley Road, Montecito; and the Montecito Fire Protection District Headquarters, 595 San Ysidro Road, Montecito. The application involves a 2.56-acre portion of AP No. 155-070-008, located at 2500 East Valley Road, in the Montecito area, First Supervisorial District.

ACTION: Continued the project to the hearing of November 28, 2012

Overall/Burrows

Vote: 3-2

Appeal process not applicable.

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| 2. | 12LLA-00000-00002
Exempt, CEQA Guidelines Sections 15305(a) | 880 Picacho Lane Trust Lot Line Adjustment | 880 Pichacho Lane
Anne Almy, Supervising Planner (805) 568-2053
Nicole Lieu, Planner (805) 884-8068 |
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Hearing on the request of Steve Fort, agent for the owner, 880 Picacho Lane Trust, to consider Case No. 12LLA-00000-00002, [application filed on March 13, 2012] 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 2.84 acres (existing Lot A) and 1.01 acres (existing Lot B) to reconfigure into two lots of the same size but a different configuration (2.84 acres proposed Parcel 1 and 1.01 acre proposed Parcel 2), on property located in the 2-E-1 Zone; and to determine that the project is exempt pursuant to Section 15305(a) of the State Guidelines for Implementation of the

California Environmental Quality Act. The application involves AP Nos. 011-100-034 and 011-100-035, located at 880 Picacho Lane, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Gottsdanker/Eidelson

Vote: 5-0

10 day appeal period; fee required

**3. 12CDH-00000-00028 Sheldon Single Family Dwelling
Demo/Rebuild & Garage Alteration 1530 Miramar Beach Drive**

**Exempt, CEQA Guidelines Sections 15301, 15303
& 15304**

**Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509**

Hearing on the request of Clay Aurell, agent for Michael Sheldon, owner, to consider Case No. 12CDH-00000-00028 [application filed on September 24, 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 the demolition of an existing 1,178 square foot one-story single family dwelling and construction of a new 3,226 square foot two-story dwelling, and to structurally alter the roof pitch on an existing garage, remove one hazardous pine tree from the hillside, and grade approximately 250 cubic yards; and to determine the project is exempt from CEQA pursuant to Sections 15301(d)(1), 15303(a&e) and 15304(b) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 009-345-018 and 009-345-020, located at 1530 Miramar Beach Drive, in the Montecito Community Plan area, First Supervisorial District.

ACTION: Approved the project.

Overall/Eidelson

Vote: 5-0

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

**4. 12CDH-00000-00018 Van Wolfswinkel Demo/New
Dwelling and Accessory Structure 1210 Channel Drive**

Exempt, CEQA Guidelines Sections 15301 & 15303

**Anne Almy, Supervising Planner (805) 568-2053
Brian Banks, Planner, (805) 568-3559**

Hearing on the request of Raymond Appleton, agent for Randall Van Wolfswinkel, to consider Case No. 12CDH-00000-00018, [application filed on June 22, 2012] 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 for demolition of the existing 1,114 square foot one-story single family dwelling and construction of a new two-story single family dwelling 2,554 net square feet in size with a basement 1,639 net square feet in size, a detached garage 479 net square feet in size, a cabana 800 net square feet in size, a swimming pool and spa, rainwater cisterns, and grading of 800 cubic yards of cut, 150 cubic yards of fill, with 650 cubic yards of export; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15301 and 15303. The application involves AP No. 009-352-010, located at 1210 Channel Drive, in the Montecito area, First Supervisorial District.

ACTION: Continued the project to the hearing of November 28, 2012

Gottsdanker/Phillips

Vote: 5-0

Appeal process not applicable.

5.	12ORD-00000-00003	Temporary Use (Special Events)	
	12ORD-00000-00004	Ordinance Amendments	Montecito
	Exempt, CEQA Guidelines Sections 15061(b)(3)		Dianne Black, Assistant Director (805) 568-2000 Noel Langle, Planner (805) 568-2067

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

- a) **12ORD-00000-00003.** Adopt a recommendation to the Board of Supervisors that they adopt an ordinance (Case No. 12ORD-00000-00003) amending Division 35.4, Montecito Standards for Specific Land Uses, and Division 35.10, Glossary, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the County Code;
- b) **12ORD-00000-00004.** Adopt a recommendation to the County Planning Commission that they recommend to the Board of Supervisors that they adopt an ordinance (Case No. 12ORD-00000-00004) amending Division 2, Definitions, and Division 7, General Regulations, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code; and

and to determine the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for the Implementation of the California Environmental Quality Act. The purpose of the proposed ordinances is to clarify existing regulations and implement new regulations regarding the use of property for temporary uses (special events), and make other minor clarifications, corrections and revisions. (Continued from 7/25/12 and 9/26/12)

ACTION: Dropped the item from the Standard Agenda.

Gottsdanker/Phillips

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 M. Black
Secretary to the Montecito Planning Commission