



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of October 28, 2009
9:00 a.m.

DANIEL EIDELSON
CLAIRE GOTTSDANKER
MICHAEL PHILLIPS, CHAIR
SUE BURROWS, 2nd VICE CHAIR
JACK OVERALL, 1st 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 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.*

ADMINISTRATIVE AGENDA:

- I. **HEARING CALLED TO ORDER:** by Chair, Michael Phillips.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **PUBLIC COMMENT:** None.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Overall reported on the progress of the subcommittee, working in conjunction with the Montecito Association, formed to address basement, height, and grading issues, specifically related to cleaning up ambiguities in the Montecito Land Use and Development Code and the Montecito Architectural Design Guidelines. The Montecito Association has met with Planning and Development staff on these topics, and subsequently the subcommittee has made several recommendations. Staff is developing a work program for the potential changes and will bring it back to the Commission for consideration next year.
- IX. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- X. **MINUTES:** The Minutes of August 26, 2009 were considered as follows:
ACTION: **Approved the Minutes of August 26, 2009.**
Burrows/Gottdanker Vote: 5-0
- XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY** by Glenn Russell, Director. The Commission requested that a briefing on telecommunication projects in Montecito be brought to the board.

XII. CONSENT AGENDA ITEMS AND PROCEDURE:

C-1. 09GOV-00000-00007 Buena Vista Avenue Vacation and Sale Government Code Consistency Buena Vista Avenue
Alice McCurdy, Supervising Planner (805) 568-2518
June Pujo, Planner (805) 568-2056

Hearing on the request of Jeff Havlik, Real Property, agent for County Public Works Department, to consider case number 09GOV-00000-00007, [application filed on September 23, 2009], for a determination that the vacation and sale of a portion of Buena Vista Avenue is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(e)(a). This site is a County Road Right of Way adjacent to AP Nos. 007-060-013, 016, 040, and 065, located at the northern terminus of Buena Vista Avenue, in the Montecito area, First Supervisorial District.

ACTION: Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402(a).

**Gottsdanker/Overall Vote: 5-0
Appeal process not applicable.**

XIII. STANDARD AGENDA:

1. 09APL-00000-00020 Decker Appeal of MBAR Denial 680 Stonehouse Lane
Anne Almy, Supervising Planner (805) 568-2053
Sarah Clark, Planner (805) 568-2853

Hearing on the request of Steve Decker, appellant, to consider Case No. 09APL-000000-00020, [appeal filed on July 8, 2009] to appeal the decision of the Montecito Board of Architectural Review to deny the application for Design Review, Case No. 08BAR-00000-00145; in compliance with Section 35.492 of the Montecito Land Use and Development Code, on property zoned 2-E-1, to allow construction of a new 5,875 square foot residence with 1,409 square foot attached garage and an 800 square foot guesthouse. The application involves AP No. 155-060-030, located at 680 Stonehouse Lane in the Montecito area, First Supervisorial District. (Continued from 8/26/09)

ACTION: Denied the appeal, Case No. 09APL-00000-00020, thereby upholding the Montecito Board of Architectural Review's denial of 08BAR-0000-00145; adopted the required findings for denial of 09APL-00000-00020; and denied Case No. 08BAR-00000-00145.

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

2. 09CDH-00000-00016 Coleman Demo/Rebuild Single Family Dwelling 1554 Miramar Beach Road
09VAR-00000-00003
Exempt, CEQA Section 15303 Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Tom Meaney, architect for the owners, Victor & Wendy Coleman to consider the following:

a) **09CDH-00000-00016** [application filed on April 28, 2009], for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 7-R-1 for the demolition of an existing, approximately 1,700 square foot

(net) single-family residence and the reconstruction of an approximately 2,157 square foot (net) single-family residence;

- b) **09VAR-00000-00003** [application filed on April 28, 2009], for a variance from the 7-R-1 zone district setback regulations in compliance with Section 35-173 of the Article II Coastal Zoning Ordinance to allow a western side yard setback of 3 feet, an eastern side yard setback of 4 feet and a front yard setback of 0 feet;

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. 009-345-034, located at 1554 Miramar Beach Road, in the Montecito area, First Supervisorial District.

ACTION: Continued the item to the hearing of December 16, 2009, at the request of staff.

Burrows/Eidelson

Vote: 5-0

Appeal process not applicable.

3. 09CUP-00000-00001 Cherner Alternative Septic System 813 Romero Canyon Road

Exempt, CEQA Sections 15303

Alice McCurdy, Supervising Planner (805) 568-2518
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Stephen P. Cherner to consider Case No. 09CUP-00000-00001, [application filed on January 12, 2009] for a Conditional Use Permit allowing construction of an alternative wastewater system in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on property 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. 007-080-039, located at 813 Romero Canyon Road, in the Montecito area, First Supervisorial District.

ACTION: Approved the project, with revisions to the Findings.

Overall/Gottsdanker

Vote: 5-0

10 day appeal period; fee required.

4. 09CDH-00000-00008 Bonnymede Entryway 1301-1387 Plaza de Sonadores

Exempt, CEQA Section 15303(e)

Alice McCurdy, Supervising Planner (805) 568-2518
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Jennifer Welch, agent for the applicant, the Bonnymede Homeowners Association, to consider Case No. 09CDH-00000-00008 [application filed on March 13, 2009] for a Coastal Development Permit under Article II Section 35-169.4.2, on property zoned DR-12, to permit the construction of two electric gates, gateposts, and connecting walls across two existing entry driveways from Channel Drive into a private condominium complex. Portions of an existing driveway located within the bounds of the subject property would be removed, realigned and repaved. Road widening and curb and gutter improvements are also proposed as part of the entryway. Grading proposed for the project would consist of 43 cubic yards of cut; 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. 009-380-CA1, an approximately 11.3 acre parcel located east of the intersection of Channel Dr. and Bonnymede Dr. in the Montecito area, First Supervisorial District.

ACTION: Approved the project, with revisions to the Findings and Conditions of Approval.

Burrows/Eidelson

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

- 5. 09APL-00000-00016 Gould Appeal of Trenholme Deck and Accessory Structure Conversion 2303 Bella Vista Drive
Exempt, CEQA Sections 15301(a) and 15303(e) Anne Almy, Supervising Planner (805) 568-2053
Julie Harris, Planner (805) 568-3518**

Hearing on the request of William Gould to consider Case No. 09APL-00000-00016, [appeal filed on May 1, 2009] an Appeal of the Director's decision to approve a Land Use Permit Case No. 09LUP-00000-00158, for a new deck of approximately 350 square feet, ranging from one to three feet in height located on the south side of an existing garage/storage structure and conversion of the storage room to an accessory gym/workout room, in compliance with Chapter 35.492 of the Montecito Land Use and Development Code on property located in the 5-E-1 Zone; and to accept the Exemption pursuant to Sections 15301(a) and 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The appeal involves AP No. 007-040-042, located at 2303 Bella Vista Drive, in the Montecito area, First Supervisorial District.

ACTION: Continued the item to the hearing of December 16, 2009, at the request of the Commission.

Phillips/Overall

**Vote: 5-0
Appeal process not applicable.**

- 6. San Ysidro Road Pathway Briefing Montecito
Dace Morgan, Deputy Director of Roads/Transportation, Public Works Department
Matt Dobberteen, Alternative Transportation Manager, Public Works Department**

The Montecito Planning Commission will receive a briefing from the County Public Works Department on the San Ysidro Road Pathway.

ACTION: The Commission participated in a briefing with Matt Dobberteen, Dace Morgan, and Chris Sneddon from the County Public Works Department. No action was taken.

- 7. Westmont College Trail Briefing Montecito
Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844**

The Montecito Planning Commission will receive a briefing on the Westmont College Master Plan (90-CP-096 RV01) as it pertains to the existing trail /path along the campus' western perimeter.

ACTION: The Commission participated in a briefing with County Planning and Development staff. No action was taken.

**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

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