



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of November 15, 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 (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 Bob Bierig, Vice Chair.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** Commissioner Meghreblian was absent.
- 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:** Commissioners Gottsdanker, Bierig, and Phillips recently attended the Montecito Association HOA semi-annual meeting.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Dianne Meester Black updated the Commission on the Val Verde project.
- XI. **MINUTES:** The Minutes of November 6, 2006 were considered as follows:
ACTION: **Approved the Minutes of November 6, 2006.**
Phillips/Thielscher **Vote: 4-0 (Meghreblian absent)**

XII. CONCEPTUAL REVIEW:

CR-1. 06GPA-00000-00010 **Lilienstein**
General Plan Amendment **1345 Danielson Rd.**
Julie Harris, Planner (805) 568-3518
Greg Mohr, Comprehensive Planning (805) 568-2080

Hearing on the request of Planning & Development, for the Montecito Planning Commission to conduct Conceptual Review of Lilienstein General Plan Amendment, Case No. 06GPA-00000-00010, proposing to amend the Santa Barbara County Comprehensive Plan Coastal Land Use Plan and Montecito Community Plan by changing the Land Use Designation from Semi-Rural Residential 4.6 (SRR-4.6) to Semi Rural Residential 12.3 (SRR-12.3). Discussion will also occur on related companion applications that have not yet been submitted. The related applications would propose to rezone the property from Residential 7-R-1 to Design Residential 12 (DR-12), Tentative Tract Map to divide the lot into ten condominiums and a Development Plan to construct ten condominiums. The property is zoned Single Family Residential 7-R-1 under Article II. The application involves AP No. 009-313-009, located at 1345 Danielson Road, in the Montecito area, First Supervisorial District.

ACTION: Conceptual review only, no action taken. The Commission made the following comments on the project:

Commissioner Gottsdanker: Is of the opinion that if there is any zoning change she would like to see a greater proportion of affordable units rather than one affordable unit with nine market rate units. This particular area, given its location in close proximity to bus lines and the Coast Village Road commercial area, would be suitable for workforce affordable housing units, whether rental or for sale. Need to consider how the housing stock serves the service industry workers that serve their community because the inability to afford local housing generates traffic. Also, prefers to see the immediate adjacent area that is also zoned 7-R-1 to be considered together with the subject property and would like to see consideration of Montecito Community Plan Action Item H-M-1.2.5 regarding affordable housing.

Commissioner Thielscher: Agrees with Commission Gottsdanker's comments. Recognizes that it might be more difficult to achieve but he likes the concept of maintaining the density of the existing development on the lot (eight units) through allowing redevelopment with four market rate units and four affordable units.

Commissioner Phillips: Believes that the findings for a community benefit could be made for the current proposal because it would generate additional taxes that would benefit, for example, the Montecito Union School and fire protection services; however, there should be some attempt for more affordable housing. Workforce housing is a concern and if the applicant could provide more affordable units that would be better. This is an ideal area for increasing density.

Commissioner Bierig: Has similar thoughts as Commissioner Thielscher. Could support maintaining the same density on the lot as the existing development (eight units) and likes the benefits that would come from making half of those units affordable. With the current proposal is also concerned that the community would be losing rental units because for sale units are not as affordable as rental units. He struggles with the idea of considering making such a change to only one lot and not the area of the adjacent lots that are also zoned 7-R-1 but developed more similarly to the lots zoned 7-R-2. Would prefer to see that 7-R-1 area considered together with the subject parcel.

Staff informed the Commission that their interest in looking at the land use and zoning of the parcels on Danielson Road zoned 7-R-1 would be forwarded to Comprehensive Planning to consider adding it to its next work program for any long-range planning or Community Plan update in Montecito.

Appeal process not applicable.

XIII. STANDARD AGENDA:

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| 1. | 06CUP-00000-00024 | Couples/Scher
Retaining Wall | 1130 & 1144 E. Mountain Dr. |
| | Exempt, CEQA Section 15303(e) | | June Pujo, Supervising Planner (805) 568-2056
Dan Gullett, Planner, (805) 568-2002 |

Hearing on the request of The Schmandt Group, agent for the owners, to consider Case No. 06CUP-00000-00024 [application filed on May 9, 2006], for a Minor Conditional Use Permit allowing construction of a 90 foot long and between 1.6 and 10.6 foot tall retaining wall constructed under the authority of Emergency Permit 05EMP-00000-00028 under the 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. 011-250-015 and -013, located at 1130 and 1144 E. Mountain Drive, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Gottsdanker/Thielscher

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

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| 2. | 06CUP-00000-00033 | Freimuth/Edwards
Entry Gates, Walls and Gateposts | 404 & 405 Court Place |
| | Exempt, CEQA Section 15303(e) | | Peter Imhof, Supervising Planner (805) 568-2518
Selena Buoni, Planner, (805) 568-2910 |

Hearing on the request of Robert Senn, agent for the owners, to consider Case No. 06CUP-00000-00033 [application filed on June 14, 2006], for a Minor Conditional Use Permit under Article IV, Section 35-455, to authorize a proposed entry gate and walls of greater than six feet in height and gateposts greater than eight feet in height located in the front yard setback, located in the 2-E-1 Zone District, 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. 007-450-001 and -008, located at 404 and 405 Court Place, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Gottsdanker/Thielscher

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

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| 3. | 06CUP-00000-00010
06CDH-00000-00008 | Westhouse Conditional Use Permit
and Coastal Development Permit | 1045 & 1025 The Fairway |
| | Exempt, CEQA Section 15303(e) | | June Pujo, Supervising Planner (805) 568-2056
Laura Bridley, Planner (805) 966-7260 |

Hearing on the request of Steve Welton, AICP, agent for West House LLC, to consider the following [application filed February 23, 2006]:

- a) **06CUP-00000-00010** for a Conditional Use Permit allowing the reconstruction of entry gates and construction of a new masonry wall ranging from seven feet high (adjacent to gates) to 12 feet, three inches high (top of entry gate) in the front yard setback area under the provisions of Article II, Section 35.172.4 Zoned 1-E-1;
- b) **06CDH-00000-00008** for approval of an appealable Coastal Development Permit allowing the realignment of an existing residential driveway serving two properties, under the provisions of Article II, Section 35-169.5, Zoned 1-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. 009-283-019 & 009-283-021, located at 1045 and 1025 Fairway, in the Montecito area, First Supervisorial District.

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

Phillips/Gottsdanker

Vote: 4-0 (Meghreblian absent)

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

4. **06APL-00000-00023** **Largura Appeal** **2480 Bella Vista Dr.**
Peter Imhof, Supervising Planner (805) 568-2518
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Bob Easton, agent for the owner, Robert Largura, to consider the appeal, Case No. 06APL-00000-00023 [appeal filed on April 7, 2006], of the Planning and Development Department's decision to deny Land Use Permit, Case No. 06LUP-00000-00349, for a new single-family residence with attached garage, guesthouse, pool, and retaining walls in the RES-40 Zone District under Article IV. The application involves AP No. 007-040-022, located at 2480 Bella Vista Drive, in the Montecito Area, First Supervisorial District.

ACTION: **Accepted late submittals into the record from the Montecito Association and Katherine Rinlaub.**

Phillips/Thielscher

Vote: 4-0 (Meghreblian absent)

ACTION: **Continued the item to the hearing of January 17, 2007 and referred the project to the MBAR.**

Phillips/Gottsdanker

Vote: 3-1 (Thielscher no/Meghreblian absent)

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 (Continued from 10/18/06)

ACTION: Anne Almy presented a briefing on Duplex Floor Area Guidelines and the Montecito Design Guidelines. June Pujo presented a briefing on Public Right-of-Way Encroachments. The subcommittees for Landscape Lighting and Historic Resources have not yet met. 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 Meester Black
Secretary to the Montecito Planning Commission