



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION AGENDA

Hearing of November 16, 2005
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)

MONTECITO BOARD OF ARCHITECTURAL REVIEW (MBAR)

*The Montecito BAR will be participating only on Item CR-1, Conceptual Review of The Villa Te New Single Family Dwelling.

Tony Spann - Chair
Don Nulty - Vice Chair
Raymond Ketzel
Sam Maphis

Michele Michaelson
Marsha Zilles
Peter Edwards

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 Terry Contreras.
- IV. **ROLL CALL:** Commissioner Gottsdanker was absent.
- V. **AGENDA STATUS REPORT:** Presented by Cinita Mendoza
- VI. **PROJECTION REPORT:** Presented by Cinita Mendoza
- VII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY**
- VIII. **PUBLIC COMMENT:** Trace Robinson addressed the Commission regarding Montecito creating adequate streets and bike lanes.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Phillips spoke with the Superintendent of Cold Springs School and he would like to have it looked into whether Val Verde should be paying property taxes. Dianne Meester reported that she would ask the Tax Assessors office to look into this matter.

Commissioner Meghreblian reported that he had attended the Montecito Associate Board meeting.

- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.

XI. **MINUTES:** The Minutes of October 19, 2005 and October 28, 2005 will be considered.

ACTION: Continued to the hearing of December 21, 2005 due to Commissioner Gottsdanker being absent.

Thielscher/Bierig

Vote: 4-0

XII. **CONCEPTUAL REVIEW: TIME CERTAIN 9:30 AM**

CR-1. 04LUP-00000-00503 Villa Te New Single Family Dwelling Montecito

Julie Harris, Planner (805) 568-3518

Request of Robin Donaldson, agent for the applicant, Grace Trust, for conceptual review by the Montecito Planning Commission and Montecito Board of Architectural Review (MBAR) of Villa Te, Case No. 04LUP-00000-00503 [application filed on May 19, 2004] for a new 17,300 sq. ft. single family dwelling, 400 sq. ft. attached garage, 1,026 sq. ft. detached garage, 624 sq. ft. detached garage, pool, 1,250 sq. ft. pool cabana, 1,000 sq. ft. detached residential second unit, trellised walkways and other garden features. The applicant intends to erect story poles to be in place by November 9, 2005 and remain in place through November 17, 2005. Weather permitting, directional night lighting of the story poles should be provided on the evenings of November 12, November 14 and November 15, 2005, for two hours each to provide a sense of the proposal at night. The Land Use Permit application involves AP Nos. 013-040-007 and 011-010-028. [The applicant will also present a larger design concept for the remaining adjacent parcels in their possession; however, no application has been submitted for the larger concept. The larger design concept involves AP Nos. 013-010-013, -018, -019 and -027, 013-040-015, -033, -034, -035, -036, -037, -038, -039, -042, -043, 153-028-023 and -024.] The project is located north of East Mountain Drive just west of Cold Springs Road, Montecito, First Supervisorial District.

XIII. **STANDARD AGENDA:**

1. 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 on 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. (Continued from 10/19/05)

ACTION: Approved the findings for denial and denied the project.

**Bierig/Mehgreblan Vote: 3-0-1 (Thielscher abstained/Gottsdanker absent)
10 day appeal period; fee required.**

**2. 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:

- a) **04CDH-00000-00039** [application filed on 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;
- b) **04CDH-00000-00042** [application filed on 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. (Continued from 10/19/05)

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

3. 05CUP-00000-00047 Entezari Entry Gates and Walls 469 Hot Springs Road
Exempt, CEQA Section 15303(e) Lisa Hosale, Planner (805) 568-2007

Hearing on the request of Chris Dentzel, agent for the owner, Vahid Entezari to consider Case No. 05CUP-00000-00047 [application filed on July 27, 2005] for a Conditional Use Permit allowing two 9 foot high gates, 9 ½ foot high posts and 7 foot high walls, and allow gates, posts and walls to exceed the allowable height in the setback under provisions of Article IV Zoned 2-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 No. 009-040-006, located at 469 Hot Springs Road, Montecito area, First Supervisorial District.

ACTION: Approved the project.

Bierig/Thielscher

**Vote: 3-1 (Phillips no/Gottsdanker absent)
10 day appeal period; fee required.**

**4. 05MOD-00000-00010 Van Sicklen Addition
05TPM-00000-00007 and Condo Conversion 544 San Ysidro Road.**
Exempt, CEQA Sections 15305(a) and 15301(r) Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Douglas Van Sicklen, owner to consider the following:

- a) **05MOD-00000-00010** [application filed on September 29, 2005] for a Modification from the setback regulations under the provisions of the 7-R-2 Zone District under Article IV to allow a 3 foot side yard setback instead of the required setback of 10% of the average lot width or 7 foot 4 inches;
- b) **05TMP-00000-00007** [application filed on April 15, 2005] for approval under County Code Chapter 21 to divide a .24 acre parcel into an airspace condominium subdivision with two units in the 7-R-2 Zone District under Article IV;

and to accept the Exemption pursuant to Sections 15305(a) and 15301(r) of the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP No. 011-200-059, located at 544 San Ysidro Road in the Montecito area, First Supervisorial District.

ACTION: Approved the project.
Thielscher/Bierig

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

The Montecito Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org

Steve Chase
Secretary to the Montecito Planning Commission