



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of November 19, 2008
9:00 a.m.

BOB BIERIG, Chair
CLAIRE GOTTS-DANKER, 2nd Vice Chair
MICHAEL PHILLIPS, 1st Vice Chair
SUE BURROWS
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 (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, Bob Bierig.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by Jessica Opland.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VI. **PROJECTION REPORT:** by Dianne M. Black.
- VII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** John Baker, Director gave the Directors report and John McInnes, Project Manager for Tea Fire Assistance, gave the Commission a brief overview of what the County has been doing to assistance the victims of the Tea Fire.
- VIII. **PUBLIC COMMENT:** Victoria Greene expressed her concern for the Tea Fire victims and also suggested an ordinance amendment related to environmentally sensitive habitats. Alexis Cohavoz-Usher suggested a park beautification on Olive Mill Road.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- XI. **MINUTES:** The Minutes of October 8, 2008 were considered as follows:
ACTION: **Approved the Minutes of October 8, 2008.**

Burrows/Phillips

Vote: 4-0-1 (Overall abstained)

XII. STANDARD AGENDA:

- 1. 08APL-00000-00008** **MacKenzie Appeal of the Misfeldt Wall and Addition** **135 La Vuelta Road**
Exempt, CEQA Sections 15301(1) & 15303(e) Peter Imhof, Supervising Planner (805) 568-2518
Eric Gage, Planner (805) 568-2002

Hearing on the request of Bruce MacKenzie and Susan Petrovich to consider Case No. 08APL-00000-00008 [application filed on February 19, 2008] to consider the appeal of Planning and Development's decision to approve Coastal Development Permit Case No. 08CDP-00000-00008, in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1, to allow a 50 square foot second-story addition, a covered patio and outdoor fireplace, and new entry walls and gates, and enhanced landscaping; and to accept the Exemption pursuant to Sections 15301(l) and 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-340-010, located at 135 La Vuelta Road, in the Montecito area, First Supervisorial District. (Continued from 09/17/08)

ACTION: Dropped the item from the agenda.

Overall/Bierig

Vote: 5-0

Appeal process not applicable.

- 2. 07LLA-00000-00009** **Douglas/Webb** **Lot Line Adjustment** **1000 & 936 Hot Springs Road**
08NGD-00000-00026 June Pujo, Supervising Planner (805) 568-2056
Allen Bell, Planner (805) 568-2033

Hearing on the request of Shelly Ingram, agent for the owner Diandra De Morell Douglas, to consider Case No. 07LLA-00000-00009 [application filed on August 10, 2007] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between two lots of 4.41 and 3.87 acres to reconfigure into two lots of 4.08 and 4.20 acres, respectively, on property located in the SRR-0.33 Zone; and to approve the Negative Declaration (08NGD-00000-00026) 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 category: Historic Resources. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The application involves AP Nos. 011-030-038 and 011-030-049, located at 1000 and 936 Hot Springs Road, in the Montecito Area, First Supervisorial District.

ACTION: Approved the project.

Overall/Gottsdanker

Vote: 5-0

10 day appeal period; fee required.

- 3. 08LLA-00000-00002** **Simon Lot Line Adjustment** **665 & 663 Buena Vista Road**
Exempt, CEQA Section 15305(a) June Pujo, Supervising Planner (805) 568-2056
Julie Harris, Planner (805) 568-3518

Hearing on the request of Pat Yochum, agent for the Herbert Simon Trust to consider Case No. 08LLA-00000-00002, [application filed on January 16, 2008] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between two lots of 5.19 acres and 1.47 acres to reconfigure into two lots of 5.19 acres and 1.47 acres, on property located in the 5-E-1 and 2-E-1 Zones; and to accept the Exemption pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-130-064 & 007-130-065, located at 665 and 663 Buena

Vista Road, respectively (663 Buena Vista also known as 1870 East Valley Road), in the Montecito area, First Supervisorial District.

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

Phillips/Overall

Vote: 5-0

10 day appeal period; fee required.

4. **08LLA-00000-00006** **Coppola Lot Line Adjustment**
08CUP-00000-00066 **& Conditional Use Permit** **740 & 786 Hot Springs Road**
Exempt, CEQA Sections 15305(a) & 15303(e) June Pujo, Supervising Planner (805) 568-2056
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Jennifer Welch, agent for the owner, Arthur Coppola, to consider approval of the following:

- a) **08LLA-00000-00006** [application filed on May 21, 2008] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust the common property boundary between two lots of 1.07 (parcel one) and 1.09 (parcel three) gross acres to reconfigure into two lots of .63 (parcel 1) and 1.53 (parcel 3) gross acres, on property located in the 2-E-1 Zone;
- b) **08CUP-00000-00066** [application filed on August 28, 2008] for approval of a Conditional Use Permit to permit an existing stone veneer wall and ten foot high chain-link fence located 15 feet within the rear yard setback of APN: 011-090-014 (parcel three) in compliance with Section 35.472.050 of the Montecito Land Use and Development Code, on property zoned 2-E-1;

and to accept the Exemptions pursuant to Sections 15305(a) and 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 011-090-017 and 011-090-014, located at 740 & 786 Hot Springs Road, in the Montecito area, First Supervisorial District.

ACTION: Accepted the late submittal letter from Stephen Schnepf and Clifford Roxton, dated November 19, 2008, into the record.

Burrows/Bierig

Vote: 5-0

ACTION: Continued the item to the hearing of December 17, 2008.

Burrows/Gottsdanker

Vote: 4-1 (Phillips no)

Appeal process not applicable.

5. **08LLA-00000-00003** **Montgomery Lot Line Adjustment** **2024 Sandy Place**
Exempt, CEQA Sections 15301(1)(4) & 15305(a) Peter Imhof, Supervising Planner (805) 568-2518
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Adele Goggia, agent for James Montgomery, to consider Case No. 08LLA-00000-00003, [application filed on January 24, 2008] to adjust property line between 2 lots of 1.02-acres (Parcel 1-APN 007-390-029), and 1.66-acres (Parcel 2-APN 007-390-028), resulting in parcels of 1.02-acres and 1.66-acres, respectively, in compliance with Section 21-90 of County Code Chapter 21 and Section 35.430.100 of the Montecito Land Use and Development Code, on property zoned 2-E-1; and to accept the Exemption pursuant to Section 15301(1)(4) and Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 007-390-029 and 007-390-028, located at 2024 Sandy Place, in the Montecito Community Plan area, First Supervisorial District.

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

Gottsdanker/Bierig

Vote: 5-0

10 day appeal period; fee required.

6. **08VAR-00000-00004** TMB/DSB Family Trust
Front Yard Setback Variance 1757 Glen Oaks Drive
Exempt, CEQA Section 15305(a) Anne Almy, Supervising Planner (805) 568-2053
Holly Bradbury, Planner (805) 568-3577

Hearing on the request of Bob Kupiec, agent for the owner TMB/DSB Family Trust, to consider Case No. 08VAR-00000-00004, [application filed on September 11, 2008] for a variance from the setback regulations in compliance with Section 35.472.180 of the Montecito Land Use and Development Code, on property zoned 2-E-1, to allow the front yard setback to be reduced to 20 feet from the centerline/10 feet from the Right-of-Way instead of the required front yard setback of 50 feet from the centerline/20 feet from the Right-of-Way; and to accept the Exemption pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-212-009, located at 1757 Glen Oaks Drive, in the Montecito area, First Supervisorial District.

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

Overall/Gottsdanker

Vote: 4-0 (Burrows absent)

10 day appeal period; fee required.

7. **08APL-00000-00028** Shapiro, Miller and Jacobs Appeal of the
Sycamore Canyon Landslide Repair Phase II Montecito
Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Dave Jacobs, Stuart Miller and Gerrie Shapiro, appellants, to consider the appeal Case No. 08APL-00000-00028 [appeal filed on July 28, 2008] of Planning and Development's decision to approve Case No. 08LUP-00000-00391 [application filed on July 18, 2008] for the repair of the Sycamore Canyon Landslide Phase II in compliance with Section 35.492 of the Montecito Land Use and Development Code on property located in the 2-E-1 Zone. The application involves AP Nos. 013-166-002, 013-166-003, 013-163-006, 013-163-007, 013-166-005, 013-164-013, 013-163-003, 013-163-004, 013-163-005, 013-166-004 and 013-163-016, located at the corner of Sycamore Canyon and Ranchito Vista, known as 75 Canon View Road, 85 Canon View Road, 125 Canon View Road, 155 Canon View Road, 570 Sycamore Vista Road, 575 Sycamore Vista Road, 151 South Sierra Vista, 161 South Sierra Vista, 1750 Sycamore Canyon Road, in the Montecito Area, First Supervisorial District.

ACTION: Accepted staff's recommendations and denied the appeal, with revisions to the staff report.

Phillips/Gottsdanker

Vote: 4-0 (Burrows absent)

10 day appeal period; fee required.

Dianne M. Black
Secretary to the Montecito Planning Commission

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