



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of November 29, 2007
9:00 a.m.

BOB BIERIG, Chair
CLAIRE GOTTSANKER, 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 this Montecito Planning Commission Hearing will be on Friday, November 30 at 10:00 A.M. and Sunday, December 2, 2007 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:** By Director, John Baker.
- VIII. **PUBLIC COMMENT:** None.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- XI. **MINUTES:** The Minutes of September 5, 2007 and October 17, 2007 were considered as follows:

ACTION: Approved the Minutes of September 5, 2007.
Phillips/Overall Vote: 5-0

ACTION: Approved the Minutes of October 17, 2007.
Phillips/Overall Vote: 4-0-1 (Burrows abstained)
- XII. **STANDARD AGENDA:**

1. **07VAR-00000-00005** **Davidson Variance** **784 Chelham Way**
Exempt, CEQA Section 15305(a) Peter Imhof, Supervising Planner (805) 568-2518
Sarah Clark, Planner (805) 568-2059

Hearing on the request of Jeff Shelton, agent for the owners George and Kathy Davidson, to consider Case No. 07VAR-00000-00005, [application filed on July 6, 2007] for a Variance from rear setback regulations in compliance with Section 35.472.170 of the Montecito Land Use and Development Code, on a property zoned 7-R-1, to allow a 2-foot rear setback where 25 feet is required in an R-1 zone district per Montecito LUDC Section 35.423.050 and no less than 15 feet is required per Montecito LUDC Section 35.430.120.C.3.d.1 and to allow 59 percent rear setback area coverage where no more than 30 percent coverage is allowed per Montecito LUDC 35.442.020.B.3.a, to accommodate construction of a 557 sq. ft. attached garage and a 108 sq. ft. residential addition; 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. 013-111-040, located at 784 Chelham Way, in the Montecito area, First Supervisorial District.

ACTION: Denied the Variance.

Overall/Burrows **Vote: 4-0-1 (Gottsdanker abstained)**
10 day appeal period; fee required.

2. **07MOD-00000-00008** **Marshall Accessory Structure** **846 Lilac Drive**
Exempt, CEQA Sections 15301(e)(1) & 15305(a) Peter Imhof, Supervising Planner (805) 568-2518
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Christopher Manson-Hing, agent for Siri and Bob Marshall, to consider Case No. 07MOD-00000-00008, [application filed on July 23, 2007] to modify the required 50-foot front setback from road centerline and 20-foot front setback from edge of road right-of-way, in compliance with Section 35.472.110 of the Montecito Land Use and Development Code, on property zoned 2-E-1 to allow a proposed detached gym structure to encroach into both front setbacks by 13.5 feet and 3.5 feet, respectively; and to accept the Exemption pursuant to Section 15301(e)(1) and Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-070-020, located at 846 Lilac Drive, in the Montecito Community Plan area, First Supervisorial District.

ACTION: Approved the project.

Overall/Phillips **Vote: 3-2 (Gottsdanker/Overall no)**
10 day appeal period; fee required.

3. **07VAR-00000-00003** **Dalziel Single Family**
07CUP-00000-00041 **Dwelling Additions and Wall** **1251 East Valley Road**
Exempt, CEQA Sections 15301(e)(1), 15303(e) & 15305(a) Peter Imhof, Supervising Planner (805) 568-2518
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of William J. Dalziel, owner, to consider:

- a) **07VAR-00000-00003** [application filed on February 12, 2007] for a Variance of 14.75 feet from the required front setback depth of 20 feet from edge of road right-of-way, a Variance of 30.5 feet from the required front setback depth of 50 feet from road centerline, a Variance of 6 inches from the required side setback depth of 5.28 feet, a Variance of 16 feet from the required rear setback depth of 25 feet, and a Variance to the Montecito Parking Requirement of two covered parking spaces and one uncovered space to allow approval of one covered space and one uncovered space, and a Variance

**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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