



# COUNTY OF SANTA BARBARA

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## MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of December 16 2009  
9:00 a.m.

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DANIEL EIDELSON  
CLAIRE GOTTSDANKER  
MICHAEL PHILLIPS, CHAIR  
SUE BURROWS, 2<sup>nd</sup> VICE CHAIR  
JACK OVERALL, 1<sup>st</sup> 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:** Commissioner Burrows was absent.
- 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 Eidelson reported that he recently attended a meeting of the Montecito Association, where the association reaffirmed its longtime support for the elimination of above-ground utilities. Additionally, Commission Eidelson reported that speed limits on certain streets in Montecito have been elevated by 5 miles per hour per state statutes. The Commission asked that they be given a briefing on this topic at their February 2010 hearing.
- IX. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Alex Tuttle briefed the Commission on the progress of the Westmont College's Master Plan.
- X. **MINUTES:** The Minutes of October 28, 2009 were considered as follows:  
**ACTION:** **Approved the Minutes of October 28, 2009.**  
**Overall/Gottsdanker Vote: 4-0 (Burrows absent)**
- XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY** by Dianne M. Black.

**XII. STANDARD AGENDA:**

- 1. 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. (Continued from 10/28/09)

**ACTION: Denied the appeal, Case No. 09APL-00000-00016, upholding the Director's decision to approve Land Use Permit Case No. 09LUP-00000-00158; adopted the required findings; accepted the exemption, pursuant to CEQA Sections 15301(a) and 15303(e); and granted *de novo* approval of 09LUP-00000-00158, subject to the conditions, as revised at the hearing of December 16, 2009.**

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

- 2. 09TEX-00000-00035 Coleman Time Extension 1554 Miramar Beach Road**  
**Exempt, CEQA Section 15270(b)** Anne Almy, Supervising Planner (805) 568-2053  
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Peter Brown, agent for owners Victor & Wendy Coleman, to consider Case No. 09TEX-00000-00035, [application filed on December 1, 2009] for a one (1) year time extension to commence on October 28, 2009 and expire on October 28, 2010, for Case Nos. 05CDH-00000-00045 & 06VAR-00000-00002 in compliance with Section 35-169 of Article II, on property zoned 7-R-1 and to accept the Exemption for disapproval pursuant to Section 15270(b) 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: Approved the project, with revisions to the Findings.**

**Phillips/Eidelson Vote: 4-0 (Burrows absent)  
10 day appeal period; no fee required (Coastal Zone).**

- 3. 09CDH-00000-00016 Coleman Demo/Rebuild 1554 Miramar Beach Road**  
**09VAR-00000-00003 Single Family Dwelling**  
**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. (Continued from 10/28/09)

**ACTION: Continued the item to the hearing of February 24, 2010, at the request of staff.**

**Overall/Phillips**

**Vote: 4-0 (Burrows absent)  
Appeal process not applicable.**

4. **TPM 14,758**  
**08TPM-00000-00016 Crail Vesting Tentative Parcel Map 175 Tiburon Bay Lane**  
**09NGD-00000-00020** Anne Almy, Supervising Planner (805) 568-2053  
Julie Harris, Planner (805) 568-3518

Hearing on the request of Jennifer Foster, agent for Charles Crail, to consider Case No. 08TPM-00000-00016 (TPM 14,758), [application filed on December 16, 2008] for approval of a Vesting Tentative Parcel Map in compliance with County Code Chapter 21 to divide 10 acres into two lots of five acres each, on property zoned AG-I-5; and to approve the Negative Declaration (09NGD-00000-00020) 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 categories: Cultural Resources, Fire Protection, Land Use, Noise, Transportation/Circulation and Water Resources/Flooding. The application involves AP No. 007-340-052, located at 175 Tiburon Bay Lane, in the Montecito area, First Supervisorial District. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The ND is also available for review at the Montecito Branch Library, 1469 East Valley Road, Montecito.

**ACTION: Motion to approve.**

**Overall/Phillips Vote: 2-2\* (Gottsdanker/Eidelson no; Burrows absent)  
\*Due to the split (2-2) vote, the motion failed to pass.**

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

**Phillips/Eidelson**

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

5. **09RMM-00000-00003** **Conk Recorded**  
**Map Modification 1385 and 1389 Oak Creek Canyon Road**  
**Addendum to 93-EIR-3** Alice McCurdy, Supervising Planner (805) 568-2518  
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Steve Fort, agent for the applicant, Christopher Conk, to consider Case No. 09RMM-00000-00003, [application filed on August 18, 2009] to modify the approved

development envelopes of Lots 4 and 5 of the Oak Creek Canyon Subdivision in compliance with Section 21-15.9 of County Code Chapter 21, on property zoned RES-40. The Lot 4 development envelope would be decreased from .84 acres to .67 acres. The Lot 5 development envelope would be decreased from 1.36 acres to 1.21 acres. The approved drainage crossing from Lot 5 to Lot 4 would be abandoned, and Lot 4 would be accessed directly from Oak Creek Canyon Road, rather than from an access easement over Lot 5; and to determine that the Addendum to Environmental Impact Report (93-EIR-3) together with the original EIR and prior Addenda are adequate for this project pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this request. The original EIR identified significant effects on the environment in the following categories: Biology, Geology, Aesthetics, Traffic, Air Quality, Recreation, Fire Hazards, and Noise. The application involves AP Nos. 011-280-020 & -009 (Lot 5) and 011-280-010 & -021 (Lot 4), located at 1385 and 1389 Oak Creek Canyon Road, in the Montecito area, First Supervisorial District.

**ACTION:** Continued the item to the hearing of February 24, 2010, at the request of the Commission.

**Gottsdanker/Eidelson**

**Vote: 4-0 (Burrows absent)  
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](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Montecito Planning Commission