



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of December 17, 2008
9:00 a.m.

BOB BIERIG, Chair
CLAIRE GOTTSDANKER, 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:** Commissioner Overall was absent.
- 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 John Baker, Director.
- VIII. **PUBLIC COMMENT:** None.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Gottsdanker commented on her participation in the Tea Fire efforts and has spoken to many property owners about their experience with the County. Commissioner Burrows attended a workshop sponsored by the Homeowners' Defense Fund, which addressed housing issues throughout Southern California.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Alex Tuttle briefed the Commission on the progress of Westmont College's Master Plan.
- XI. **MINUTES:** The Minutes of November 19, 2008 were considered as follows:
ACTION: **Approved the Minutes of November 19, 2008.**

Phillips/Gottsdanker 3-0-1 (Burrows abstained/Overall absent)

XII. STANDARD AGENDA:

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| 1. | 07CDH-00000-00015
Exempt, CEQA Section 15301(e) | Grassini Single-Family Dwelling Additions | 1775 Fernald Point Lane
Peter Imhof, Supervising Planner (805) 568-2518
Jim Heaton, Planner (805) 568-2516 |
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Hearing on the request of Ken Mineau, agent for the owner, to consider Case No. 07CDH-00000-00015, [application filed on May 8, 2007] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned 1-E-1 to allow a first floor addition of approximately 238 square feet and second story addition of approximately 1,295 square feet to the existing residence; and wine cellar of 86 square feet below existing guest house; and to accept the Exemption pursuant to Section 15301(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves APN 007-380-007, located at 1775 Fernald Point Lane, in the Montecito area, First Supervisorial District. (Continued from 06/18/08, 08/28/08, 10/08/08)

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

Burrows/Phillips	Vote: 3-1 (Gottsdanker no/Overall absent) 10 day appeal period; no fee required. (Coastal Zone)
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| 2. | 08LLA-00000-00006
Exempt, CEQA Sections 15305(a) & 15303(e) | Coppola Lot Line Adjustment & Conditional Use Permit | 740 & 786 Hot Springs Road
June Pujo, Supervising Planner (805) 568-2056
Nicole Mashore, Planner (805) 884-8068 |
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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. (Continued from 11/19/08)

ACTION: Approved the project, as revised in the memorandum, dated December 1, 2008.

Gottsdanker/Burrows	Vote: 4-0 (Overall absent) 10 day appeal period; fee required.
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**3. Workshop on Montecito Land Use and
Development Code Regulations Regarding
Environmentally Sensitive Habitat Areas and Tree Protection Montecito**

Dianne Black, Director, Development Services (805) 568-2000
Noel Langle, Planner (805) 568-2067

The Montecito Planning Commission will participate in a workshop to review the existing regulations in the Montecito Land Use and Development Code regarding the review and permitting of activities within designated Environmentally Sensitive Habitat areas and tree protection requirements.

ACTION: Workshop presented by Noel Langle and Dianne Black. No action was taken.

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