



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of December 19, 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 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:** By Director John Baker.
- VIII. **PUBLIC COMMENT:** None.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Phillips commented on the filming of the Montecito Planning Commission hearings. He asked if it is possible to have more close-ups on those who are speaking, as the public has difficulty determining who is speaking.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** Discussion of Zoning Enforcement and Violation Process, by Kimberley McCarthy and Dianne M. Black.
- XI. **MINUTES:** The Minutes of November 29, 2007 were considered as follows:
ACTION: **Approved the Minutes of November 29, 2007.**
Overall/Phillips **Vote: 5-0**
- XII. **STANDARD AGENDA:**

1. **07CUP-00000-00041** **Dalziel Wall** **1251 East Valley Road**
Exempt, CEQA Section 15303(e) Peter Imhof, Supervising Planner (805) 568-2518
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of William J. Dalziel, to consider Case No. 07CUP-00000-00041 [application filed on May 21, 2007] for a Conditional Use Permit to legalize the unpermitted construction of a section of wall 6 feet in height on top of the previously existing 13.5-foot floodway wall, creating a section of wall approximately 20 feet in length and 19.5 feet in height within the front setback and along Montecito Creek, 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 Exemption pursuant to Section 15303(e) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 009-030-010, located at 1251 East Valley Road, in the Montecito Community area, First Supervisorial District. (Continued from 11/29/07)

ACTION: Approved the project.

Burrows/Gottsdanker

Vote: 5-0

10 day appeal period; fee required.

2. **07CDH-00000-00029** **Zacara Coastal Development Permit** **1104 Channel Drive**
Exempt, CEQA Section 15303(e) Peter Imhof, Supervising Planner (805) 568-2518
Eric Gage, Planner (805) 568-2002

Hearing on the request of Everett Woody, architect for the owners, to consider Case No. 07CDH-00000-00029 [application filed on September 20, 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 construction of accessory structures including a 500 square-foot pavilion for gym facilities, attached wall enclosure for an emergency electric generator, and a 230 square-foot, pool-adjacent pergola; 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. 009-352-037, located at 1104 Channel Drive, in the Montecito area, First Supervisorial District.

ACTION: Approved the project.

Gottsdanker/Overall

Vote: 5-0

**10 day appeal period; no fee required.
(Coastal Zone)**

3. **07APL-00000-00031** **Peterson Appeal of Land Use**
07APL-00000-00035 **Permit Approval of the Largura**
Exempt, CEQA Section 15303(a) **New Residence, Guesthouse and Grading** **2480 Bella Vista Drive**
Peter Imhof, Supervising Planner (805) 568-2518
Nicole Mashore, Planner (805) 884-8068

Hearing on the request of Dave and Kaye Peterson to consider the Appeals, Case Nos. 07APL-00000-00031 and 07APL-00000-00035 [appeals filed October 4, 2007 and October 18, 2007] of the Montecito Board of Architectural Review's decision to approve 07BAR-00000-00129, and the Planning and Development Department's decision to approve a Land Use Permit, Case No. 07LUP-00000-00336 for construction of a single-family dwelling, basement, garage, guesthouse, pool, spa, retaining walls, fire safety support system (water tanks and pump) and associated grading, landscaping, fire clearance and biological restoration in the RMZ-40 zone under Section 35.492 of the Montecito Land Use and Development Code; and to accept the Exemption pursuant to Section 15303(a) of the State Guidelines for Implementation of

the California Environmental Quality Act. The application involves AP No. 007-040-022, located at 2480 Bella Vista Drive, in the Montecito area, First Supervisorial District.

ACTION: Accept into the record late submittals by the appellant, Dave Peterson, including a geotechnical study, dated June 18, 1999 and 2480 Bella Vista Visual Bulk handout.

Phillips/Gottsdanker

Vote: 5-0

ACTION: Conceptually granted the appeal, denied the project, and continued this item to the hearing of January 16, 2008.

Overall/Phillips

**Vote: 4-1 (Gottsdanker no)
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

Dianne M. Black
Secretary to the Montecito Planning Commission