



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Planning Commission

FROM: Alice McCurdy, Deputy Director
Development Review South

DATE: Staff Memo: December 3, 2010
Hearing: December 15, 2010

RE: 10APL-00000-00016 Bagdasarian Appeal of P&D Denial
of 09LUP-00000-00256

At the hearing of October 27, 2010, your Commission continued the Bagdasarian Appeal to December 15, 2010. Your Commission directed the applicant to return with a riparian habitat restoration plan that includes removal of an unspecified amount of the unpermitted structures.

Since that hearing, staff has met with the applicant's team twice. At these meetings we discussed two items:

- 1) The applicant's conceptual revised plan that would retain the majority of the unpermitted structures; and
- 2) The Flood Control District's Flood Plain Management Ordinance requirements for any hydrologic study to assess whether the unpermitted structures within the tributary would be consistent with the ordinance.

Staff anticipates that the applicant will have completed the hydrologic analysis by your January hearing. The study will provide additional information for your consideration. Therefore, staff recommends that your Commission continue this hearing to January 26, 2011.

Staff Contact: Julie Harris (805) 568-3518



COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Planning Commission

FROM: Alice McCurdy, Deputy Director *Alic McCurdy*
Development Review South

DATE: Staff Memo: February 11, 2011
Hearing: February 23, 2011

RE: 10APL-00000-00016 Bagdasarian Appeal of P&D Denial
of 09LUP-00000-00256

At the hearing of December 15, 2010, your Commission continued the Bagdasarian Appeal to February 23, 2010. Your Commission directed the applicant to return with a riparian habitat restoration plan that includes removal of an unspecified amount of the unpermitted structures.

Since that hearing, staff has met with the applicant's team twice. At these meetings we discussed two items:

- 1) The applicant's conceptual revised plan that would retain the majority of the unpermitted structures; and
- 2) The Flood Control District's Flood Plain Management Ordinance requirements for a hydrologic study to assess whether the unpermitted structures within the tributary (both the bridges and the retaining walls) would be consistent with the ordinance.

To date, staff has not received the anticipated hydrologic analysis, which will assist in your review of the appeal. The study will provide additional information for your consideration. Therefore, staff requests that your Commission continue this hearing to March 23, 2011.

Staff Contact: Julie Harris (805) 568-3518



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Planning Commission

FROM: Alice McCurdy, Deputy Director
Development Review South

DATE: Staff Memo: March 11, 2011
Hearing: March 23, 2011

RE: 10APL-00000-00016 Bagdasarian Appeal of P&D Denial of
09LUP-00000-00256

At the hearing of December 15, 2010, your Commission continued the Bagdasarian Appeal to February 23, 2011. On February 23, 2011, your Commission continued it again to March 23, 2010. The continuances were requested by the applicant in order to allow time to complete a hydrologic study that will provide information regarding any hydrologic impacts associated with the unpermitted structures and fill. Specifically, the study will provide information regarding whether any or all of the structures, as built in their current locations, would be consistent with the County Floodplain Management Ordinance or would cause or contribute to flooding on the site or downstream. This study will be reviewed by the County Flood Control District for consistency with the Floodplain Management Ordinance.

On February 23, 2011 staff received a copy of a draft technical memorandum prepared by Bengal Engineering, discussing the hydraulic analysis (i.e., hydrologic study) for Hot Springs Creek and the tributary. After running hydraulic models with the available data, Bengal Engineering concluded that additional surveying of the site topography is needed to run an accurate model and provide relevant conclusions as to whether the unpermitted structures would cause flooding impacts. Flood Control District staff has reviewed the memo and requested additional information to be incorporated in Bengal Engineering's final analysis and report. The applicant has just completed the additional survey and is working on the final hydrologic study and states that he will submit a final study one month from the date of this memo, on April 11, 2011. In order to review the material to be submitted on that date, staff recommends continuing this hearing to May 25, 2011.

Staff Contact: Julie Harris (805) 568-3518