



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of February 23, 2011
9:00 a.m.

DANIEL EIDELSON, 2nd VICE CHAIR
CLAIRE GOTTSDANKER
MICHAEL PHILLIPS
SUE BURROWS, 1st VICE CHAIR
JACK OVERALL, 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, Jack Overall.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ROLL CALL:** All Commissioners were present.
- 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:** Commissioners Eidelson, Burrows, and Gottsdanker attended a recent Montecito Association land use committee meeting. Commissioner Gottsdanker also attended a meeting with the Montecito Fire Protection District board meeting to discuss the formation of a Mello-Roos district and building of road for residents on upper Hyde Road.
- IX. **MINUTES:** The Minutes of January 26, 2011 were considered as follows:
ACTION: **Approved the Minutes of January 26, 2011**
Phillips/Burrows Vote: 4-0-1 (Gottsdanker abstained)
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
None.

XI. **STANDARD AGENDA:**

**Bagdasarian-Karman Appeal of
the P&D Director's Denial**

1. **10APL-00000-00016** **of 09LUP-00000-000256** **1192 & 1194 East Mountain Drive**
Exempt, CEQA Section 15270 Anne Almy, Supervising Planner (805) 568-2053
Julie Harris, Planner (805) 568-3518

Hearing on the request of Ken Mineau, Appleton & Associates, agent for the owners/appellants, Ross Bagdasarian and Janice Karman, to consider Case No. 10APL-00000-00016, [appeal filed on August 5, 2010] of the Director's decision to deny a Land Use Permit, Case No. 09LUP-00000-00256, in compliance with Chapter 35.492 of the Montecito Land Use and Development Code on property located in the 3-E-1 Zone; and to determine denial of the project is exempt from CEQA pursuant to Section 15270 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 011-020-034 and 011-020-042, located at 1192 and 1194 East Mountain Drive, in the Montecito area, First Supervisorial District. (Continued from 10/27/10 and 12/15/10)

ACTION: **Continued the item to the hearing of March 23, 2011, at the request of the applicant.**

Gottsdanker/Burrows **Vote: 5-0**
Appeal process not applicable.

2. **10TEX-00000-00039** **Miramar Beach Resort and**
Bungalows Time Extension **1555 S. Jameson Lane**
08EIR-00000-00003/00-ND-003 and Addendum Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Matt Middlebrook, representing the owner Caruso Affiliated, that the Montecito Planning Commission consider and adopt a recommendation to the County Board of Supervisors that they approve Case No. 10TEX-00000-00039, [application filed on November 23, 2010] for a two year time extension (from April 6, 2011 to April 6, 2013) to Case No. 08CDP-00000-00054 in compliance with Section 35-169 of Article II, on property zoned C-V & TC; and to accept the Addendum to the CEQA documentation package for 07RVP-00000-00009, i.e., (08EIR-00000-00003, 00-ND-003 and the Addendum dated December 9, 2008) as adequate Environmental Review for Case Nos. 10AMD-00000-00010, 11CDH-00000-00001, 11CUP-00000-00005, 11CUP-00000-00006, 11CUP-00000-00007 and 11CUP-00000-00008 pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves APNs 009-371-003 & -004, 009-372-001, 009-333-010, and 009-010-002, located at 1555 S. Jameson Lane, in the Montecito area, First Supervisorial District.

ACTION: **Recommended that the Board of Supervisors make the required findings, accept 08EIR-00000-00003 & 00ND-003 (as revised in the Addendum dated December 9, 2008) as adequate environmental review, and approve the project, with revisions to the Conditions of Approval for 08CDP-00000-00054.**

Gottsdanker/Burrows **Vote: 5-0**
Appeal process not applicable.

10AMD-00000-00010

11CDH-00000-00001

11AMD-00000-00002

11AMD-00000-00003

11AMD-00000-00004

3. **11AMD-00000-00005** Miramar Beach Resort and Bungalows Amended Project 1555 S. Jameson Lane
08EIR-00000-00003/00-ND-003 and Addendum Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Matt Middlebrook, representing the owner, Caruso Affiliated, that the Montecito Planning Commission adopt a recommendation to the County Board of Supervisors that they approve the following:

- a) **Case No. 10AMD-00000-00010**, [application filed on December 23, 2010] for an Amended Development Plan (amendment to 07RVP-00000-00009) to redevelop the Miramar Hotel in compliance with Section 35-174.10.2 of Article II, on property zoned C-V & TC;
- b) **Case No. 11CDH-00000-00001**, [application filed on December 23, 2010] for a Coastal Development Permit to redevelop the Miramar Hotel in compliance with Section 35-169 of Article II, on property zoned C-V & TC;
- c) **Case No. 11AMD-00000-00002**, [application filed on February 9, 2011], for an Amended Major Conditional Use Permit (amendment to 07CUP-00000-00045) for hotel improvements in the Transportation Corridor Zone District (within the Union Pacific railroad right-of-way) in compliance with Section 35-172 of Article II, on property zoned TC;
- d) **Case No. 11AMD-00000-00003**, [application filed on February 9, 2011], for an Amended Minor Conditional Use Permit (amendment to 07CUP-00000-00046) for a 10-ft. high sound wall located in the front yard setback of South Jameson Lane in compliance with Section 35-172 of Article II, on property zoned C-V;
- e) **Case No. 11AMD-00000-00004**, [application filed on February 9, 2011], for an Amended Minor Conditional Use Permit (amendment to 07CUP-00000-00047) for four employee dwellings in compliance with Section 35-205 of Article II, on property zoned C-V;
- f) **Case No. 11AMD-00000-00005**, [application filed on February 9, 2011], for an Amended Major Conditional Use Permit (amendment to 08CUP-00000-00005) for repairs to an existing seawall in compliance with Section 35-172.5(2)(o) of Article II; and

to accept the Addendum to the CEQA documentation package for 07RVP-00000-00009, i.e., (08EIR-00000-00003, 00-ND-003 and the Addendum dated December 9, 2008) as adequate Environmental Review for Case Nos. 10AMD-00000-00010, 11CDH-00000-00001, 11AMD-00000-00002, 11AMD-00000-00003, 11AMD-00000-00004, 11AMD-00000-00005, pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves APNs 009-371-003 & -004, 009-372-001, 009-333-010, and 009-010-002, located at 1555 S. Jameson Lane, in the Montecito area, First Supervisorial District.

ACTION: Recommended that the Board of Supervisors make the required findings, adopt the Addendum to 08EIR-00000-00003, Mitigated Negative Declaration 00ND-0003 and the Addendum dated December 9, 2008, as revised, and approve the project, with revisions to the Conditions of Approval.

