



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

**Special Hearing of August 6, 2008
9:00 a.m.**

BOB BIERIG, Chair
CLAIRE GOTTSANKER, 2nd Vice Chair
MICHAEL PHILLIPS, 1st Vice Chair
SUE BURROWS
JACK OVERALL

Santa Barbara County
County Administration Building, Fourth Floor
Board of Supervisors Hearing Room
105 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 Jason Moore.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** by Dianne Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **STANDARD AGENDA:**

07RVP-00000-00009
07CUP-00000-00045
07CUP-00000-00046
07CUP-00000-00047
08CUP-00000-00005
08GOV-00000-00017

- | | | |
|-----------------------------|----------------------|---|
| 1. 08CDP-00000-00054 | Miramar Hotel | 1555 South Jameson Lane |
| Addendum to 00-ND-003 | | Dave Ward, Deputy Director (805) 568-2520 |
| 08EIR-00000-00003 | | Anne Almy, Supervising Planner (805) 568-2053 |

Hearing on the request of Caruso BSC Miramar LLC, owner, to consider the approval of the following:

- a) **Case No. 07RVP-00000-00009** [application filed on June 7, 2007], a revised Development Plan in compliance with Section 35-174 of the Article II Coastal Zoning Ordinance, on property zoned C-V (Resort/Visitor Serving Commercial), to redevelop the Miramar Hotel with all new buildings (all existing buildings to be demolished) totaling approximately 401,205 gross (169,937 net) square feet, including a main building with a

lobby, meeting rooms and conference facilities, back-of-house areas, and underground parking; a ballroom; a spa, a Beach and Tennis Club with expanded 300 person membership; 204 guest rooms; two restaurants and a beach bar; two pools and two tennis courts; new landscaping; new 10-foot high sound wall; four employee dwellings; abandonment of the north-south segment of Miramar Avenue; and approximately 36,300 cubic yards of cut and 46,100 cubic yard of fill with 10,000 cubic yards to be imported;

- b) Modifications to the following height, parking, and setback ordinance requirements of Article II, Coastal Zoning Ordinance, including development standards in the Montecito Community Plan Overlay District, listed below pursuant to Section 35-174.8 of Article II which stipulates that the decision-maker of a Development Plan “may modify the building height limit, distance between buildings, setback, yard, parking, building coverage, or screening requirements specified in the applicable zone district when the decision-maker finds that the project justifies such modifications”:
- A modification to the 38 foot height limit (35 feet + 3 more feet for buildings with 4 in 12 roof pitches) for the Main Building is being requested. The proposed height for this building is 49 feet.
 - A modification to the 16 foot height limit required in Section 35-204(1) of the Montecito Overlay in Article II, the County’s Coastal Zoning Ordinance for the Beach and Tennis Club such that the structure can reach up to 38 feet in height.
 - A modification to the height limit required in Section 35-208.2(1) of the Montecito Community Plan Overlay District to allow 16 of 24 buildings devoted to guestrooms to exceed the 16 foot restriction and reach up to 18.6 feet in height.
 - A modification to the front, rear, and side yard setbacks for a number of buildings as described below:
 - Along the western side of the property, guestrooms would encroach 40’ into the 50’ setback from the property line and the Spa would encroach 10’ into the 50’ setback from the centerline of Eucalyptus Lane.
 - Along the northern side of the property the Main Building would encroach 10’ into the 20’ setback from the property line and 20’ into the 50’ setback from the centerline of South Jameson and all other buildings encroach 10’ into the 50’ setback from centerline of South Jameson Lane.
 - Along the southern portion of the property, guestrooms along east-west segment of Miramar Avenue would encroach up to 50’ into the 50’ setback from the property line and 30’ into the 50’ setback from the centerline of Miramar Ave and oceanfront guestrooms would encroach <10’ into the 10’ setback from the Union Pacific Rail Road property line.
 - A modification to the number of parking spaces required for the project. The County’s parking standards contained in Article II, Coastal Zoning Ordinance, require a total of 671 parking spaces onsite to accommodate the proposed project. However, only a total of 551 parking spaces would be provided, for a total of 120 spaces fewer than ordinance requirements.
- c) **Case No. 07CUP-00000-00045** [application filed on June 7, 2007], a revised Major Conditional Use Permit for hotel improvements in the Transportation Corridor Zone District (within the Union Pacific railroad right-of-way) in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned C-V (Resort/Visitor Serving Commercial);

- d) **Case No. 07CUP-00000-00046** [application filed on June 7, 2007], a revised Minor Conditional Use Permit for a 10-ft. high sound wall along South Jameson Lane in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned C-V (Resort/Visitor Serving Commercial);
- e) **Case No. 07CUP-00000-00047** [application filed on June 7, 2007], a new Minor Conditional Use Permit for four employee dwellings in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned C-V (Resort/Visitor Serving Commercial);
- f) **Case No. 08CUP-00000-00005** [application filed on December 13, 2007], a new Major Conditional Use Permit for repairs to an existing seawall in compliance with Section 35-172.5(2)(o) of the Article II Coastal Zoning Ordinance;
- g) **Case No. 08GOV-00000-00017** [application filed on June 25, 2008], for a determination that the abandonment of an easement over the north-south segment of Miramar Avenue by the County Roads Division is consistent with the Comprehensive Plan and Coastal Land Use Plan of the County of Santa Barbara, pursuant to Government Code Section 65402;
- h) **Case No. 08CDP-00000-00054** [application filed on May 1, 2008], a follow-on Coastal Development Permit for buildout of 07RVP-00000-00009, 07CUP-00000-00045, 07CUP-00000-00046, 07CUP-00000-00047, and 08CUP-00000-00005 pursuant to Section 35-169.4(3)(a) of Article II Coastal Zoning Ordinance; and to;
- i) Certify the Subsequent Environmental Impact Report (SEIR) (08EIR-00000-00003), including an Addendum to Negative Declaration 00-ND-003 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: aesthetics/visual resources, air quality, biological resources, cultural resources, fire protection, geologic processes, hazardous materials/risk of upset, historic resources, land use, noise, public facilities, recreation, transportation/circulation, and water resources/flooding.

The SEIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu Street, Santa Barbara. The SEIR is also available for review at the Montecito Public Library, 1469 East Valley Road, Montecito, CA, 93108 and the Santa Barbara Public Library, 40 E Anapamu St, Santa Barbara, CA, 93101. The application involves Assessor Parcel Numbers 009-371-004, 009-371-003, 009-372-001, 009-333-010, and 009-010-002 (owned by UPRR), located at 1555 South Jameson Lane, Montecito, First Supervisorial District. The nearest intersection is San Ysidro Road/Eucalyptus Lane.

ACTION: Accepted the late submittal letter from Coast Law Group, dated August 5, 2008, and voted not to accept letters from Hollister and Brace, dated August 5, 2008; Roy Handelman, dated August 5, 2008; Heal The Ocean, dated August 6, 2008; transmittal letter with attachments from Dudek, dated August 6, 2008; Michael McManus to Diane Gabriel, dated August 5, 2008; Jane Gray (email), dated August 5, 2008; Stan Harfenist (email), dated August 5, 2008; Lou Weider (email), dated August 5, 2008; Harry Hovey, dated August 6, 2008; Robert Wells, dated August 4, 2008; Raymond Stefani (email), dated August 4, 2008; Cotty Chubb (email), dated August 2, 2008; Brad Hall (email), dated August 1, 2008 (2:39pm); Matt Middlebrook, dated August 4, 2008; and Ted Buergey (email), dated August 4, 2008, into the record.

ACTION: Require a Subsequent Environmental Impact Report (SEIR) for water.

Phillips/Gottsdanker Vote: 4-1 (Bierig no)

ACTION: Continued the item to the special hearing of August 28, 2008, at the request of the Commission.

Phillips/Burrows Vote: 5-0

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