



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Hearing of October 8, 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:** 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 John Baker, Director.
- VIII. **PUBLIC COMMENT:** None.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- X. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- XI. **MINUTES:** The Minutes of September 17, 2008 were considered as follows:
ACTION: **Approved the Minutes of September 17, 2008.**
Phillips/Overall **Vote: 4-0-1 (Bierig abstained)***
(*With exception of Item #1 which, because Gottsdanker was recused, was approved 3-0-2)
- XII. **STANDARD AGENDA:**

- | | | |
|--------------------------------------|--|---|
| 1. | Grassini Single-Family Dwelling Additions | 1775 Fernald Point Lane |
| 07CDH-00000-00015 | | |
| Exempt, CEQA Section 15301(e) | | Peter Imhof, Supervising Planner (805) 568-2518
Jim Heaton, Planner (805) 568-2516 |

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)

ACTION: Continued the item to the hearing of December 17, 2008, at the request of the applicant.

Gottsdanker/Burrows

Vote: 5-0

Appeal period not applicable.

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

- | | | |
|------------------------------|----------------------|---|
| 2. | Miramar Hotel | 1555 South Jameson Lane |
| 08CDP-00000-00054 | | |
| Addendum to 00-ND-003 | | Anne Almy, Supervising Planner (805) 568-2053 |
| 08EIR-00000-00003 | | Errin Briggs, Planner (805) 568-2047 |

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 386,875 gross (164,849 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 47 feet.
 - A modification to the 38 foot height limit (35 feet + 3 more feet for buildings with 4 in 12 roof pitches) for the Ballroom Building is being requested. The proposed height for this building is 41 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 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 right of way 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 right of way 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

Dianne M. Black
Secretary to the Montecito Planning Commission

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