



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION MARKED AGENDA

Special Hearing of December 15, 2014
9:00 a.m.

J'AMY BROWN, 1st VICE CHAIR
MICHAEL PHILLIPS, 2nd VICE CHAIR
JACK OVERALL
SUE BURROWS
JOSEPH COLE

Santa Barbara County
Planning Commission Hearing Room
123 East Anapamu Street, Room 17
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 Vice-Chair, J' Amy Brown.
- II. **PLEDGE OF ALLEGIANCE**
- III. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- IV. **ADMINISTRATION OF OATH OF OFFICE TO NEWLY APPOINTED COMMISSIONER JOSEPH COLE:** Commissioner Cole was sworn in by Chief Deputy Clerk of the Board Michael Allen.
- V. **ROLL CALL:** All Commissioners were present.
- VI. **AGENDA STATUS REPORT:** by Dianne M. Black.
- VII. **PROJECTION REPORT:** by Dianne M. Black.
- VIII. **PUBLIC COMMENT:** Perry Ferguson reported on the status of the private well of the Lingate Mutual Water Company and voiced his support of the Montecito Water District to conserve water.
- IX. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brown attended the Planning Commissioner Holiday Luncheon on December 3.
- X. **MINUTES:** The Minutes of November 19, 2014 were considered as follows:
ACTION: **Approved the Minutes of November 19, 2014.**
Phillips/Burrows Vote: 4-0-1 (Cole abstained)
- XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

XII. CONSENT AGENDA ITEMS AND PROCEDURE

C-1	14TEX-00000-00013	Miller Lot Line Adjustment Time Extension	1735 Glen Oaks Drive
	Exempt, CEQA Guidelines Sections 15305(a)	Anne Almy, Supervising Planner (805) 568-2053	J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Pat Yochum, agent for Miller Residence Trust, to consider Case No. 14TEX-00000-00013 for a 36 month time extension to August 24, 2017 (three years from the approval of Case No. 10LLA-00000-00009) in compliance with Chapter 21, the Subdivision Ordinance, Section 21-92.f, which allows for time extensions for period(s) not to exceed 36 months; and to determine the project is exempt from CEQA pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 007-201-003, located at 1819 East Valley Road, and AP Nos. 007-201-005 and 007-201-006, located at 1735 Glen Oaks Drive, in the Montecito Community Plan area, First Supervisorial District.

ACTION: Approved the time extension.

Overall/Burrows

Vote: 5-0

10 day appeal period; fee required

XIII. STANDARD AGENDA:

14RVP-00000-00063
14AMD-00000-00010
14AMD-00000-00011
14CDP-00000-00086
14CDP-00000-00090
14CDP-00000-00091

1.	Miramar Hotel and Bungalows Revised Project	1555 S. Jameson Lane
	Addendum to 08EIR-00000-00003, 00-ND-003, Addenda dated December 9, 2008 and March 11, 2011	Anne Almy, Planner (805) 568-2053 Nicole Lieu, Planner (805) 884-8068

Hearing on the request of Evan Krenzien, agent for the owner, Caruso Affiliated, to consider the following:

- a) **14RVP-00000-00063**, [application filed on August 1, 2014], for revisions to Development Plan 07RVP-00000-00009 (as amended by 10AMD-00000-00010) to redevelop the Miramar Hotel in compliance with Section 35-174 of Article II, on property zoned CV and TC;
- b) **14AMD-00000-00010**, [application filed on August 18, 2014], 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;
- c) **14AMD-00000-00011**, [application filed on August 18, 2014], for an Amended Minor Conditional Use Permit (amendment to 07CUP-00000-00046) for a (maximum) 14-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 CV;
- d) **14CDP-00000-00086**, [application filed on October 14, 2014], for revisions to Development Plan 07RVP-00000-00009 (as amended by 10AMD-00000-00010) to redevelop the Miramar Hotel in compliance with Section 35-169 of Article II, on property zoned CV and TC;

- e) **14CDP-00000-00090** [application filed on November 4, 2014], 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;
- f) **14CDP-00000-00091** [application filed on November 4, 2014], for a (maximum) 14-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 CV; and

and to accept the Addendum dated November 21, 2014 to the CEQA documentation package (08EIR-00000-00003, 00-ND-003 and the Addenda dated December 9, 2008 and March 11, 2011) as adequate Environmental Review for Case No's: 14RVP-00000-00063, 14AMD-00000-00010, 14AMD-00000-00011, 14CDP-00000-00086, 14CDP-00000-00090, and 14CDP-00000-00091 pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original EIR identified significant (Class I) effects on the environment in the following categories: Cultural (Historic) Resources. The Negative Declaration (00-ND-03) identified significant but mitigable (Class II) effects in the following areas: aesthetics/visual resources, air quality, biological resources, cultural resources, fire protection, geologic processes, hazardous materials/risk of upset, land use, noise, public facilities, recreation, transportation/circulation, and water resources/flooding. The Addenda to the EIR and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The application involves AP No's. 009-371-003 and -004; 009-372-001; 009-343-010; 009-333-010; 009-344-008; and 009-010-002, located at 1555 South Jameson Lane, in the Montecito area, First Supervisorial District.

ACTION: Accepted late submittals into the record.

Overall/Phillip

Vote: 5-0

Appeal process not applicable.

ACTION: Continued the item to the hearing of January 21, 2015, at the request of the Commission, and to direct staff to provide to provide the following information:

1. Identify the landscape architect for the project;
2. Identify the estimated water usage for the project;
3. Address the conflicting parking testimony, including the potential for a circulation burden on the community and provide a parking peer review;
4. Identify the location of mass transit facilities in proximity to the project site;
5. Provide a break-down count of employees by Department;
6. Provide additional information regarding the expected staffing levels for "five-star luxury hotels;"
7. Explain the potential impact of improvements at the San Ysidro Road/Hwy 101 interchange on South Jameson Lane;
8. Provide a copy of the 1975 beachfront easement;
9. Ensure that Heal the Ocean has the reports they requested;
10. Ensure that the Montecito Fire District "Standards of Cover Study" is in the record;
11. Provide 2008 and 2011 water use analyses;
12. Discuss the adequacy of the Addendum under CEQA with respect to water; and,

13. Provide the Arborist Report and the Tree Protection and Replacement Plan.

Overall/Burrows

Vote: 5-0

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