



COUNTY OF SANTA BARBARA

MONTECITO PLANNING COMMISSION REVISED AGENDA

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

DANIEL EIDELSON, 2nd VICE CHAIR
CLAIRE GOTTSANKER
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)

REVISION: Item #3- Miramar Beach Resort and Bungalows Revised Project. Revisions were made to reflect the project amendments.

Items will be heard in the order listed on the agenda unless the Montecito Planning Commission changes the order of the agenda or the item is to be continued. Estimated discussion times allocated for each project are shown following the project descriptions. These estimated times are approximate. At 9:00 a.m., during the Agenda Status Report, the Montecito Planning Commission will determine which items will be continued. Applicants/Agents are expected to be present to represent their items when they come up on the agenda. In the absence of representation the Commission will decide whether to continue it to a future date. A fee must be paid for a Montecito Planning Commission hearing continuance requested by the applicant. Please call your planner or accounting at (805) 568-2003 to determine the amount due. Upon receipt of the fee a hearing date will be scheduled. Any questions pertaining to individual projects should be directed to the designated planner.

Written comments are welcome. All letters should be addressed to the Montecito Planning Commission, 123 East Anapamu Street, Santa Barbara, CA 93101. Letters, with nine copies, and computer materials, e.g. PowerPoint presentations, should be filed with the secretary of the Planning Commission no later than 12:00 P.M. on the Friday before the Montecito Planning Commission hearing. The decision to accept late materials will be at the discretion of the Montecito Planning Commission.

The public has the opportunity to comment on any item on today's Administrative, Consent, Conceptual or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Planning Commission Chairperson will announce when public testimony can be given. Please be aware that the Commission will consider testimony on both the project and the related environmental document.

Photos, slides, videos, models or other physical items presented as evidence during a hearing shall be retained by the Hearing Support Staff until the expiration of all applicable appeal periods.

If you challenge the projects 10APL-00000-00016, 10TEX-00000-00039, 10AMD-00000-00010, or 11CDH-00000-00001, 11AMD-00000-00001, 11AMD-00000-00002, 11AMD-00000-00003, 11AMD-00000-00004 or 11AMD-00000-00005 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence to the Montecito Planning Commission at, or prior to the public hearing, Government Code Section 65009.

All final decisions of the Montecito Planning Commission on private development projects may be appealed to the Board of Supervisors by the applicant or any interested person adversely affected by such decision. Appeals may be filed in writing to the Santa Barbara County Board of Supervisors within ten (10) calendar days of the date of the action by the Montecito Planning Commission. If an appeal is filed there is a \$643 fee for both non-applicants and owner/applicant appeals. For developments which are appealable to the Coastal Commission under Sec. 35-182.4.2, no appeal fee will be charged. Appeals and accompanying fees must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA.

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Planning Commission and that are distributed to a majority of all of the members of the Montecito Planning Commission prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Planning

Commission and that are distributed to a majority of all of the members of the Montecito Planning Commission during the meeting shall be available for public inspection at the back of the hearing room, at 123 E. Anapamu Street, Santa Barbara, CA.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements.

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:** *by David Villalobos.*
- V. **AGENDA STATUS REPORT:** *The Montecito Planning Commission Secretary will report on the status of the items on today's agenda.*
- VI. **PROJECTION REPORT:** *The Montecito Planning Commission Secretary will provide a summary of the Planning Commission's Agenda Projection Report, including upcoming projects, briefings, and workshops.*
- VII. **PUBLIC COMMENT:** *Public Comment period is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair. Total time allocated for public comment is 15 minutes.*
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** *Individual Commissioners may present brief reports on planning issues, such as seminars, meetings and literature that would be of interest to the public and/or Commission, as a whole.*
- IX. **MINUTES:** *The Minutes of January 26, 2011 will be considered.*
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** *The Director of Planning and Development will report on items of general interest to the Montecito Planning Commission and members of the public, including items that have been or will be considered by the Santa Barbara County Board of Supervisors.*
- 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 Ginger Andersen, Penfield & Smith, 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) (Estimated Time: 5 min)

Item to be continued to the hearing of March 23, 2011.

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. (Estimated Time: 30 min.)

10AMD-00000-00010
11CDH-00000-00001
11AMD-00000-00002
11AMD-00000-00003
11AMD-00000-00004
11AMD-00000-00005

3. **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;

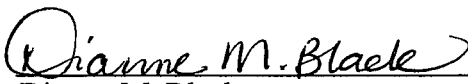
- d) **Case No. 11AMD-00000-00003**, [application filed on February 9, 2011], for an Amended Minor Conditional Use Permit (amendment to 07CUP-00000-00046) for a 10-ft. high sound wall located in the front yard setback of South Jameson Lane in compliance with Section 35-172 of Article II, on property 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.

4. **Briefing on Approved Projects** **Montecito**
Dianne Black, Development Services Director (805) 568-2000

Staff will provide a briefing on the status of construction of approved projects. (Estimated Time: 20 min.)

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