



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Department Name: Planning &  
Development  
Department No.: 053  
For Agenda Of: January 9, 2007  
Placement: Set Hearing  
Estimated Time: 3 hours on 2/06/07  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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TO: Board of Supervisors

FROM: Department John Baker, 568-2085  
Director(s)  
Contact Info: Dianne Black, 568-2086

SUBJECT: **Set Hearing for Appeals of the MPC Approval of the Westmont College Revised CUP and Master Plan Update**

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

As to form: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

Set a hearing for February 6, 2007 to consider an appeal filed by the applicant (Case No. 06APL-00000-00044) and an appeal filed by Citizens Concerned Over Westmont Expansion (Case No. 06APL-00000-00043) of the Montecito Planning Commission's November 20, 2006 approval of a revised Conditional Use Permit including an updated Campus Master Plan (Case No. 90-CP-096 RV01) for Westmont College in the Montecito area of the First Supervisorial District, as follows:

1. Deny the two appeals, thereby upholding the Montecito Planning Commission's decision;
2. Adopt the required findings for approval of 90-CP-096 RV01, including the Campus Master Plan for Westmont College, specified in Attachment A of the Montecito Planning Commission action letter (Attachment C to this board letter), dated November 30, 2006, including CEQA findings;
3. Certify the Final Subsequent Environmental Impact Report, 05SEIR-00000-00010 to Negative declaration 90-ND-60, Negative Declaration 74-ND-140, and Environmental Impact Report 76-EIR-1, including the FSEIR Revision Letter (RV1), dated September 29, 2006, as revised by staff memorandum dated October 30, 2006, which describes the environmental effects and policy consistency of the final revised project and includes errata, and adopt the mitigation monitoring program contained in the conditions of approval;

4. Grant *de novo* approval of 90-CP-096 RV01, including the Campus Master Plan, for Westmont College marked as Planning Commission Exhibit No. 1 and dated October 16, 2006, and build out of Phase I, subject to the conditions of approval included as Attachment B of the Montecito Community Plan action letter dated November 30, 2006 (Attachment C to this board letter); and
5. Grant *de novo* approval of the requested height modification of 49 feet in height for the Chapel/Auditorium.

**Summary Text:**

After 10 hearings, on November 20, 2006 the Montecito Planning Commission unanimously approved Westmont College's revised Conditional Use Permit, including the update to its Campus Master Plan. The Campus Master Plan involves the addition of approximately 345,000 square feet of new development consisting primarily of new academic buildings, a new residence hall, a chapel/auditorium, and additions to its student center. The project would be built in a series of phases over the next two to three decades with minimum quiet periods in between each phase. Included with the approval of the revised CUP are 116 conditions of approval applied to the operation of the college and buildout of the Campus Master Plan.

Westmont College has appealed the Montecito Planning Commission's decision based on disagreement over two specific conditions of approval related to college-generated traffic on Cold Spring Road and student parking in the Montecito Community (Attachment B). Citizens Concerned Over Westmont Expansion, a private community group, has appealed the Montecito Planning Commission's decision for several reasons, as enumerated in their grounds for appeal (Attachment A). These include a claim of incompatibility of the Campus Master Plan with the Montecito Community Plan, excessive traffic impacts associated with the project, inadequate environmental analysis, and the college's non-compliance with its current CUP.

**Background:**

Westmont College has been operating at its current location in Montecito since 1945. The campus is set on approximately 111 acres surrounded by residential development in the Montecito foothills. The college is currently operating under a CUP that was last amended in 1996 and a Master Plan that was reaffirmed in 1993 and has not undergone any significant changes since 1976. Existing structural development on the campus totals approximately 380,000 square feet, with over 80% of the campus undeveloped. Student enrollment is set at an average of 1,200 with a maximum of 1,235. Westmont College submitted its application for revisions to its CUP and an update to its Master Plan in 2000. Since that time and through the environmental review and public hearing process, the proposed revisions to the CUP and Master Plan update have gone through several iterations with the end result being a refined project that meets the goals of the college while respecting the residential character of the surrounding neighborhoods. Under the project approved by the MPC, buildout of the Master Plan would add approximately 345,000 square feet of new development. However, student enrollment would remain the same. The EIR prepared for the project identified no significant unavoidable impacts from buildout of the Master Plan that could not be mitigated. Key issues associated with the project include the size and scale of campus buildout under the proposed update to the Master Plan, construction impacts associated with buildout of the campus, traffic generated by the college during construction and long-term operation of the college, and overall compatibility of the expanded college with the surrounding community.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

The fee for processing an appeal is \$443 per the current Planning and Development Department fee schedule adopted by the Board of Supervisors, effective January 9, 2006. Two appeal fees were collected for a total of \$886 to process the appeals. The remaining cost of processing these appeals is budgeted in the Permitting and Compliance program of the Development Review South Division on page D-290 of the Fiscal Year 2006/07 adopted budget. Estimated staff time to prepare the board letters, and prepare for and attend the hearing is approximately 35 hours.

**Staffing Impacts:**

**Legal Positions:**

N/A

**FTEs:**

N/A

**Special Instructions:**

The Clerk of the Board shall public a legal notice at least 10 days prior to the hearing on February 6, 2007. The notice shall appear in the Santa Barbara News Press. A minute order of the hearing shall be returned to Planning and Development, attention Alex Tuttle.

**Attachments:**

Attachment A: Citizens Concerned Over Westmont Expansion Appeal

Attachment B: Westmont College Appeal

Attachment C: Montecito Planning Commission Action Letter, November 30, 2006

Attachment D: MPC staff reports and memorandums:

- November 17, 2006 staff memorandum
- October 30, 2006 staff memorandum
- October 5, 2006 staff memorandum
- September 29, 2006 staff report
- May 17, 2006 staff memorandum
- May 1, 2006 staff memorandum
- February 7, 2006 staff report (staff report and EIR Executive Summary only)

Attachment E: Public Comment letters

**Authored by:** Alex Tuttle, Planner 884-6844

**cc:**