



COUNTY OF SANTA BARBARA CALIFORNIA

MONTECITO PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU STREET
SANTA BARBARA, CALIFORNIA 93101-2058
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December 18, 2015

Steve Welton, SEPPS
1625 State Street, Suite 1
Santa Barbara, CA 93101

MONTECITO PLANNING COMMISSION
HEARING OF DECEMBER 16, 2015

RE: Casa Dorinda Master Plan CUP Revision; 14RVP-00000-00005, 14CUP-00000-00002, 15GOV-00000-00004

Hearing on the request of Steve Welton, agent for the applicant, to consider the following:

- a) **14RVP-00000-00005** [application filed on January 14, 2014] for a revision to Casa Dorinda's existing Conditional Use Permit (90-CP-01 as revised by 90-CP-091 RV01 and 07AMD-00000-00002) and update to its Master Plan to allow demolition, remodeling, and new construction to add 31 (net) residential units, a new dining facility (i.e. grill), and underground garage; reconfigure the trash/recycling/green waste area; reconfigure an existing driveway and bridge; reconfigure and enlarge the dedicated open space; and eliminate or modify certain conditions, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on property zoned 2-E-1 and 5-E-1;
- b) **14CUP-00000-00002** [application filed on January 14, 2014] for (1) construction of a new entry gate exceeding six feet in height and gateposts exceeding eight feet in height within the front setback, and (2) construction of two new sound attenuation walls exceeding six feet in height within the side setbacks, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code;
- c) Hearing on the request of the County of Santa Barbara General Services Department, Real Estate Division, to consider Case No. **15GOV-00000-00004** to determine that the proposed land exchange and offer-to-dedicate of the Casa Dorinda open space and trails easements are in conformance with the Comprehensive Plan, including the Montecito Community Plan, pursuant to Government Code Section 65402(a);

and to adopt the Negative Declaration (15NGD-00000-00003) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetic/Visual Resources, Air Quality, Biological Resources, Geologic Processes, Historic Resources, Land Use, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and online at: <http://www.sbcountyplanning.org/projects/14RVP-00005CasaDorinda/index.cfm>. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves Assessor

Parcel Nos. 009-640-001 and 009-070-057, located at 300 and 302 Hot Springs Road, in the Montecito area, First Supervisorial District. (Continued from 10/21/15 and 12/03/15)

Dear Mr. Welton:

At the Montecito Planning Commission special hearing of December 16, 2015, the Montecito Planning Commission took the following actions:

- (1) Commissioner Phillips moved, seconded by Commissioner Overall and carried by a vote of 5 to 0 to accept late submittals from Pamela Post, Suzanne Elledge Planning and Permitting Services, Inc., Steve Amerikaner, and Kellam de Forest into the record; and
- (2) Commissioner Cole moved, seconded by Commissioner Keller and carried by a vote of 3 to 2 (Overall and Phillips no) to require a focused Environmental Impact Report on issues associated with the historic bridge, including an analysis of alternative locations for a new bridge and their impacts on all applicable environmental issue areas.

Sincerely,



Alice McCurdy
Secretary to the Montecito Planning Commission

cc: Case File: 14RVP-00000-00005, 14CUP-00000-00002, 15GOV-00000-00004
Montecito Planning Commission File
Montecito Association, P.O. Box 5278, Montecito, CA 93150
Owner: Ron Schaefer, Montecito Retirement Association/Casa Dorinda, 300 Hot Springs Road, Santa Barbara, CA 93108
Montecito Fire Protection District
Flood Control
Public Works
Environmental Health Services
APCD
Supervisor Carbajal, First District
Commissioner Cole
Commissioner Keller
Commissioner Phillips
Commissioner Overall
Commissioner Brown
Rachel Van Mullem, Chief Assistant County Counsel
Joyce Gerber, Planner

DMB/dmv