SANTA BARBARA COUNTY BOARD OF SUPERVISORS

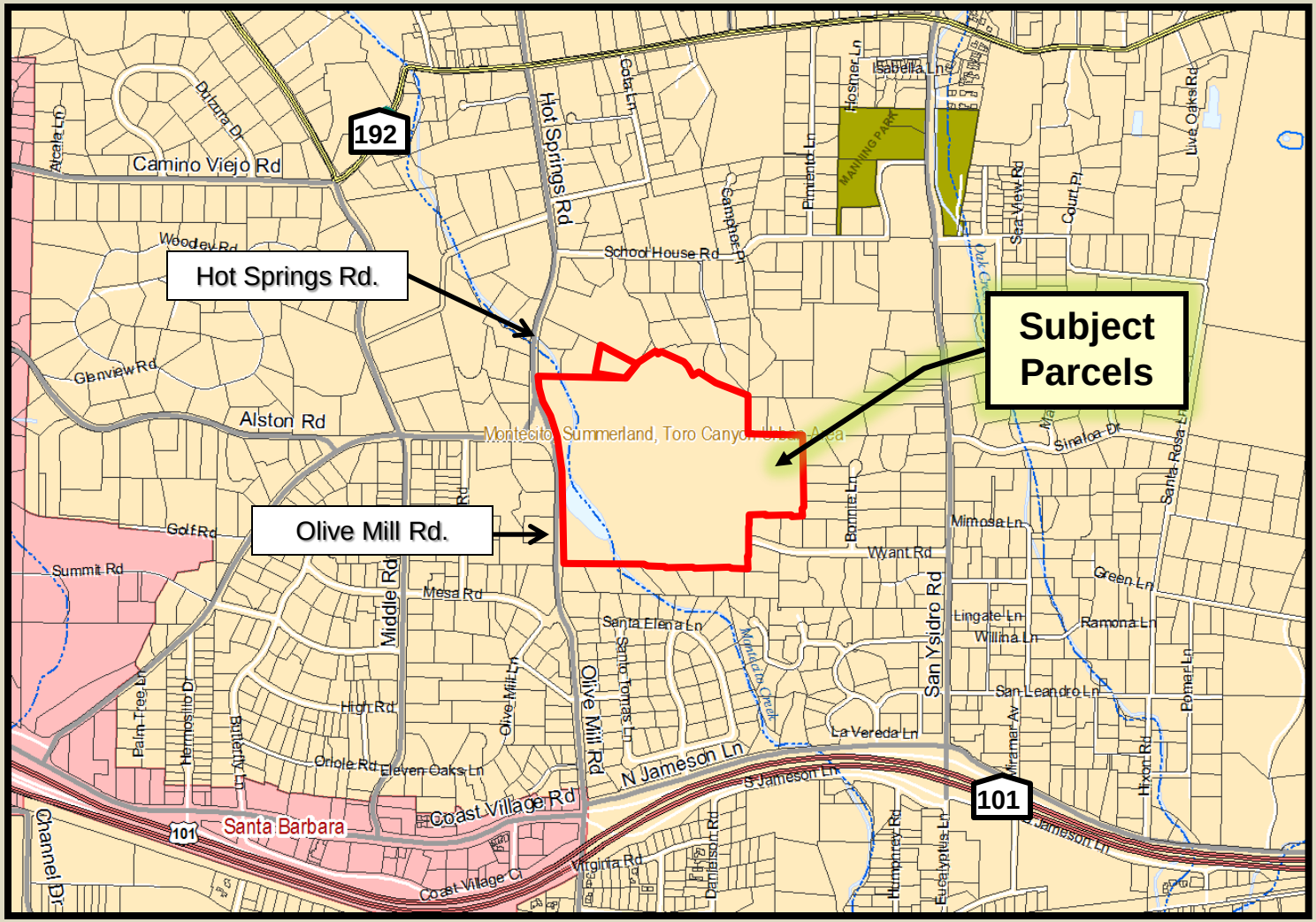
15APL-00000-00023

Appeal of the Montecito Planning Commission's Decision to Require a Focused EIR for The Casa Dorinda Master Plan CUP Revision

***Associated Case Numbers*:**
14RVP-00000-00005, 14CUP-00000-00002, & 15GOV-00000-00004

February 16, 2016

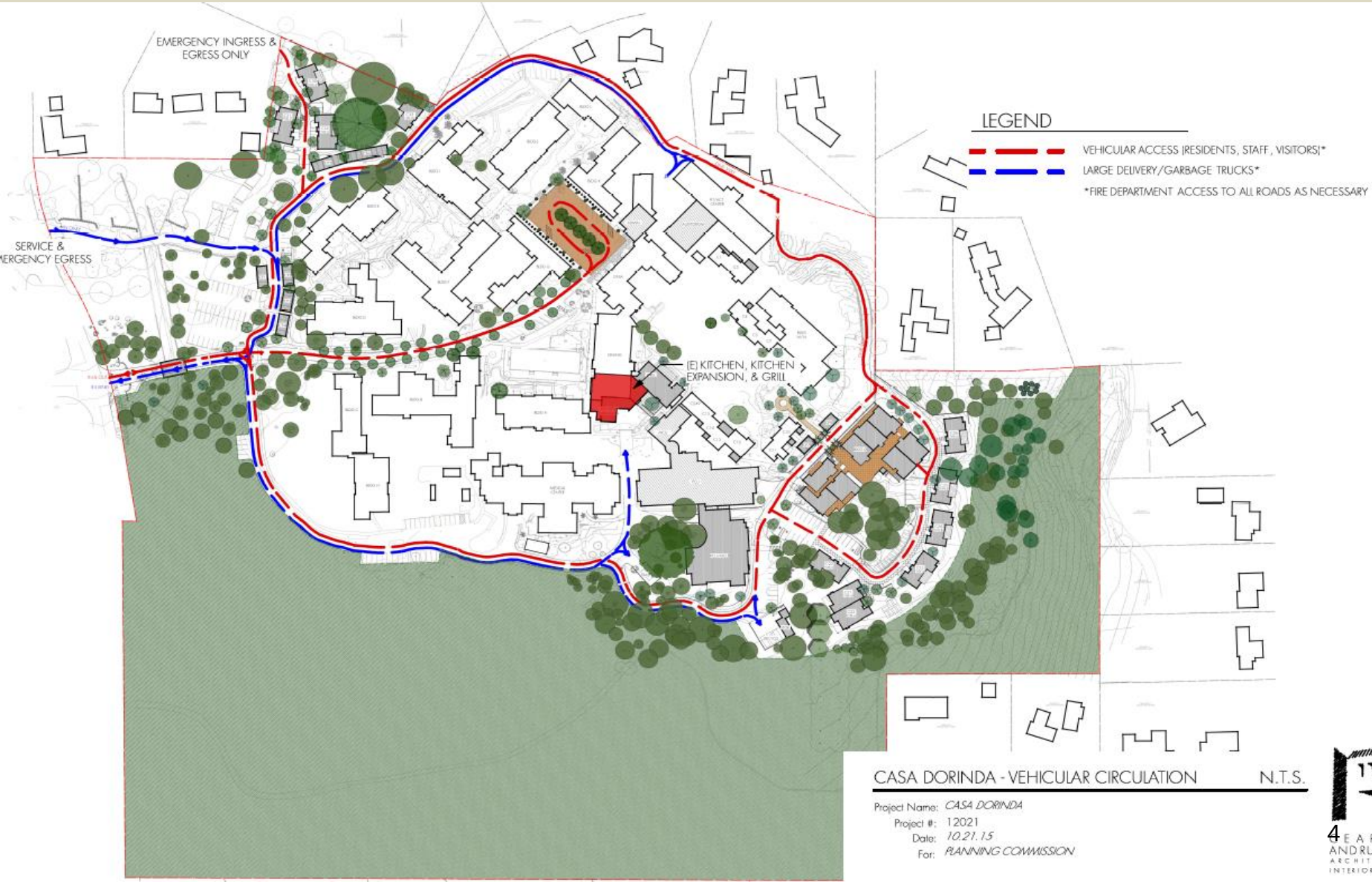
Vicinity Map



Project Site

N

Existing and Proposed Access



Environmental Review

- Draft Mitigated Negative Declaration circulated on February 4, 2015
- Public comments were received and considered
- Additional environmental review was conducted
- Project was revised
- No new impacts or mitigation measures; MND was not recirculated
- Neighbors withdrew opposition based on project revisions. A citizen and several MPC members have expressed continuing concerns about the demolition of southern bridge

Policy and Ordinance Consistency

- Comprehensive Plan, including Montecito Community Plan: Consistent

- Montecito Land Use & Development Code, including design standards: Consistent

MPC Decision and Appeal

- Project was considered on October 21, December 3, and December 16, 2015
- MPC voted 3-2 to require a focused EIR to consider issues related to historic southern bridge
- Appeal states there is no substantial evidence to support a fair argument that the project may have significant impact on the environment

Board Action Option 1

a) Determine that the Mitigated Negative Declaration, case no. 15NGD-00000-00003, is inadequate and that an Environmental Impact Report is required and make the finding (Attachment 7) that there is substantial evidence in the record supporting a fair argument that the project may have a significant effect on the environment;

b) Deny the appeal, case no. 15APL-00000-00023, thereby affirming the Montecito Planning Commission's action; and

c) Direct staff to prepare an EIR focused on issues associated with the historic bridge, and to bring the project back to the Montecito Planning Commission for further consideration upon completion of the EIR.

Board Action Option 2

a) Determine that the Mitigated Negative Declaration, case no. 15NGD-00000-00003, is adequate and that an Environmental Impact Report is not required because the evidence in the record does not support a fair argument that the project may have a significant effect on the environment;

b) Approve the appeal, case no. 15APL-00000-00023, thereby reversing the Montecito Planning Commission's action; and

c) Direct staff to bring the project back to the Montecito Planning Commission for full consideration of the project.

End of Presentation