



Legislation Text

File #: 16-00087, **Version:** 2

HEARING - Consider the applicant appeal (case no. 15APL-00000-00023, filed by Steve Amerikaner, agent for the Montecito Retirement Association) of the Montecito Planning Commission's action to require a Focused Environmental Impact Report (EIR) for the Casa Dorinda Master Plan CUP Revision Project, Case Nos. 14RVP-00000-00005, 14CUP-00000-00002, and 15GOV-00000-00004, located at 300 and 352 Hot Springs Road in the Montecito area (APNs: 009-640-001 and 009-740-057), First District, as follows: (EST. TIME: 1 HR. 30 MIN.)

Option 1:

a) Determine that the Mitigated Negative Declaration, case no. 15NGD-00000-00003, is inadequate and that an EIR is required and make the finding 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; or

Option 2:

a) Determine that the Mitigated Negative Declaration, case no. 15NGD-00000-00003, is adequate and that an EIR 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.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY