



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA Special Hearing of November 1, 2024 9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
LAURA M. BRIDLEY	2nd District, Vice-Chair	Engineering Building, Room 17
JOHN PARKE	3rd District	123 East Anapamu Street
ROY REED	4th District	Santa Barbara, CA 93101
VINCENT MARTINEZ	5th District, Chair	(805) 568-2000 (Planning & Development)

IMPORTANT NOTICE REGARDING PUBLIC PARTICIPATION

The County Planning Commission provides in-person participation as well as virtual participation until further notice.

The following methods of participation are available to the public.

1. You may observe the live stream of the County Planning Commission meetings on (1) Local Cable Channel 20, (2) online at: <https://www.countyofsb.org/1333/CSBTV-Livestream>; or (3) YouTube at: <https://www.youtube.com/user/CSBTV20>
2. If you wish to provide public comment, the following methods are available:
 - **Distribution to the County Planning Commission** - Submit your comment via email prior to 12:00 p.m. on the Wednesday prior to the Commission hearing. Please submit your comment to the Recording Secretary at dvillalo@countyofsb.org. Your comment will be placed into the record and distributed appropriately.
 - **Attend the Meeting In-Person**: Individuals are allowed to attend and provide comments at the County Planning Commission meeting in-person.
 - **Attend the Meeting by Zoom Webinar** - Individuals wishing to provide public comment during the County Planning Commission meeting can do so via Zoom webinar by clicking the below link to register in advance. Register in advance for this meeting: After registering, you will receive a confirmation email containing important information about joining the webinar.

When: November 1, 2024 09:00 AM Pacific Time (US and Canada)
Topic: County Planning Commission 11/01/2024

Register in advance for this webinar:
https://countyofsb.zoom.us/webinar/register/WN_I2ekYZIIRXCCUGBS5uDeqW

OR PARTICIPATE VIA TELEPHONE:

Dial (for higher quality, dial a number based on your current location):

US: +1 213 338 8477 or +1 669 900 6833 or +1 720 928 9299 or +1 971 247 1195 or +1 253 215 8782 or +1 346 248 7799
or +1 602 753 0140 or +1 312 626 6799 or +1 470 250 9358 or +1 646 518 9805 or +1 651 372 8299 or +1 786 635 1003 or
+1 929 205 6099 or +1 267 831 0333 or +1 301 715 8592 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833
548 0276 (Toll Free) or 833 548 0282 (Toll Free)

Webinar ID: 873 4815 8688

The Commission's rules on hearings and public comment, unless otherwise directed by the Chair, remain applicable to each of the participation methods listed above.

Items will be heard in the order listed on the agenda unless the 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 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 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 Santa Barbara County 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 Wednesday before the Planning Commission hearing. You may also submit comment letters electronically to the Planning Commission Recording Secretary at dvillalo@co.santa-barbara.ca.us. The decision to accept late materials will be at the discretion of the Planning Commission.

The public has the opportunity to comment on any item on today's Administrative, Consent, Conceptual or Standard Agenda, as noted above.

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 project(s) 24RVP-00050, 24RVP-00051, 24AMD-00008, or 24CDP-00077 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 Planning Commission at, or prior to the public hearing, Government Code Section 65009.

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 County Planning Commission and that are distributed to a majority of all of the members of the County Planning Commission prior to the a meeting but less than 72 hours prior to that meeting shall be available at <https://www.countyofsb.org/1625/County-Planning-Commission> or by appointment by calling (805) 568-2000.

Disclosure of Campaign Contributions: Pursuant to Government Code section 84308, members of this legislative body are disqualified and not able to participate in any agenda item involving land use permits and other entitlements if the legislative body member received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County's decision on the agenda item within the preceding 12 months. Applicants, appellants, contractors, agents or any financially interested participant who actively supports or opposes the County's decision on the agenda item who have made campaign contributions totaling more than \$250 to a Board member within the preceding 12 months, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount and date of the campaign contribution and identify the recipient Board member and may be made either in writing to the Clerk of the Board of Supervisors prior to the subject hearing or by verbal disclosure at the time of the hearing.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation or are exempt from applicable Health Officer Orders, including auxiliary aids or services such as sound enhancement equipment or an American Sign Language interpreter, to participate in this hearing, please contact Hearing Support Staff at 805-568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements. If you have any questions or if you are participating in the hearing telephonically or electronically and need a disability-related modification or accommodation or have any issues attempting to access the hearing telephonically or electronically, please contact Hearing Support Staff at 805-568-2000.

TV COVERAGE ANNOUNCEMENT: Planning Commission Hearings are televised live on County 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 this special Planning Commission Hearing will be on Saturday, November 2, 2024 at 10:00 a.m. and Sunday, November 3, 2024 at 5:00 p.m. on CSBTv Channel 20. This hearing will also be streamed live on CSBTv's website at <https://www.countyofsb.org/1333/CSBTv-Livestream> and digitally archived at <https://www.countyofsb.org/1791/Live-Archived-Broadcasts>

ADMINISTRATIVE AGENDA:

- I. PLEDGE OF ALLEGIANCE**
- II. TV COVERAGE ANNOUNCEMENT:** *by David Villalobos.*
- III. ROLL CALL:** *by David Villalobos.*
- IV. PUBLIC COMMENT:** *Public Comment period is set aside to allow public testimony on items **not** on today's special hearing agenda. When testifying before the Planning Commission, personal attacks and other disruptive behavior are not appropriate.*

V. STANDARD AGENDA:


	24RVP-00050		
	24RVP-00051		
	24AMD-00008	Miramar Acquisition Co. LLC	
1.	24CDP-00077	Housing – Mixed Use Development	Montecito
	Exempt, CEQA Guidelines Section 21159.25		Joe Dargel, Deputy Director (805) 568-3573 Willow Brown, Planner (805) 568-2040

Hearing on the request of Miramar Acquisition Co., LLC, property owner, to consider the following:

- a) Case No. 24RVP-00050 for revisions to Development Plan 14RVP-00000-00063 to allow 56,485 square feet of development in the CV (Visitor Serving Commercial) Zone consisting of affordable employee and market-rate apartments and resort shops in compliance with Article II Section 35-174.10.
- b) Case No. 24RVP-00051 for revisions to Minor Conditional Use Permit 07CUP-00000-00047 to allow residential uses consisting of 26 affordable employee apartments and eight market-rate apartments in compliance with Article II Section 35-172.11.
- c) Case No. 24AMD-00008 to amend Major Conditional Use Permit 07CUP-00000-00045 for hotel improvements in the Transportation Corridor Zone District (within the Union Pacific railroad right-of-way) in compliance with Article II Section 35-172.11.
- d) Case No. 24CDP-00077 for the development allowed by the revised Development Plan (Case No. 24RVP-00050) in compliance with Article II Section 35-174.9, the development and authorized use allowed by the revised Minor Conditional Use Permit (Case No. 24RVP-00051) in compliance with Article II Section 35-172.9, and the development and authorized use allowed by the amended Major Conditional Use Permit (Case No. 24AMD-00008) in compliance with Article II Section 35-172.9.
- e) Determine the project is exempt from CEQA pursuant to Public Resources Code Section 21159.25, as outlined in the Notice of Exemption.

The application involves Assessor Parcel Nos. 009-371-007, 009-333-013, and 009-010-004, zoned CV (Visitor Serving Commercial) and TC (Transportation Corridor), located at 1759 South Jameson Lane and 96 Eucalyptus Lane, in the Montecito Community Plan area, First Supervisorial District. (Continued from 10/09/24)

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the Planning and Development Web Site at www.sbcountyplanning.org

Signed by:


Jeff Wilson
Secretary to the Planning Commission