



Chair Stella Larson
Commissioner Bruce Bartlett
Commissioner John Jostes - *Absent*
Commissioner Harwood A. White, Jr.

Vice Chair Addison S. Thompson
Commissioner Charmaine Jacobs
Commissioner Sheila Lodge

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JUNE 11, 2009
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

- A. TUESDAY, JUNE 9, 2009
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

203 Chapala Street
415 Alan Road
226-232 Eucalyptus Hill (for June 18th Meeting)
920 Summit Road

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Call 564-5470 for additional information.

- B. THURSDAY, JUNE 11, 2009
LUNCH

12:00 NOON

DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. Noise threshold as related to environmental review – Discussion item **Rescheduled from May 21, 2009**
Case Planner: Debra Andaloro, Senior Planner
Email: DAndaloro@SantaBarbaraCA.gov
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

- C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.
- D. AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- E. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- F. The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.
- G. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.SantaBarbaraCA.gov/pc. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

I. ROLL CALL

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

III. NEW ITEMS:

A. **APPLICATION OF PATSY STADELMAN, BROWNSTEIN HYATT FARBER SCHRECK, LLP, AGENT FOR ANDREW M. SEYBOLD, 415 ALAN ROAD, APN 041-091-024, A-1/SD-3, ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, ONE UNIT PER ACRE (MST2009-00083)**

The proposal is a request to initiate a Zone Change, General Plan Amendment and Local Coastal Program Amendment for a portion of the parcel (proposed parcel B) located at 415 Alan Road, from A-1/SD-3 (One-Family Residence/Coastal Overlay Zone) to E-3/SD-3 (One-Family Residence/Coastal Overlay Zone) and from Residential, one unit per acre to Residential, five units per acre.

If the initiation requests are approved, the proposed project would also require a Tentative Subdivision Map to allow a subdivision of the parcel into two lots, a Lot Area Modification to allow less than the required lot area for one lot (proposed parcel A) and a Coastal Development Permit.

The initiation requests are as follows:

1. Initiation of a Zone Change from A-1/SD-3 (One Family Residence/Coastal Overlay Zone) to E-3/SD-3 (One Family Residence/Coastal Overlay Zone);
2. Initiation of a General Plan Amendment from Residential, One unit per acre to Residential, Five units per acre; and
3. Initiation of a Local Coastal Program Amendment to accept the Zone Change.

Case Planner: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

B. **APPLICATION OF CEARNAL ANDRULAITIS, LLP, ARCHITECT FOR RICHARD SANDERS INVESTMENTS, 203 CHAPALA STREET, APN 033-041-001, R-4 AND SD-3 ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2007-00634, CDP2009-00007)**

The project involves demolition of 9,909 sf of an existing 11,211 sf commercial building, and construction of a 12,367 sf addition, resulting in 13,669 sf of floor area on the 20,553 sf parcel. The building would change from commercial to residential use with seven new residential condominiums (four 3-bedroom and three 2-bedroom units). The maximum building height would be 33 ft. Sixteen parking spaces would be provided in seven private garages, two carports, and two uncovered guest parking spaces.

The discretionary applications required for this project are:

1. Modification to allow a portion of the existing building to remain within the front setback on Yanonali Street (SBMC Subsection 28.21.060.A.2.a and §28.92.100.A);
2. Modification to allow the accessible access aisle encroach into the ten foot front setback on Los Aguajes Avenue (SBMC Subsection 28.21.060.A.3 and §28.92.100.A);

3. Modification to allow the second story of the building to encroach four feet into the ten foot rear setback (SBMC Subsection 28.21.060.C.2 and §28.92.100.A);
4. Coastal Development Permit (CDP2009-00007) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
5. Tentative Subdivision Map for a one-lot subdivision to create seven residential condominium units (SBMC Chapters 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 (infill development).

Case Planner: Daniel Gullett, Associate Planner
Email: DGullett@SantaBarbaraCA.gov

IV. ENVIRONMENTAL HEARING:

APPLICATION OF STEVE WELTON, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES FOR MONTECITO COUNTRY CLUB; 920 SUMMIT ROAD; APN: 009-091-014, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, 015-280-014, 015-300-001, 015-300-002, 015-300-003; A-2/S-D-3 AND E-2 ZONES; GENERAL PLAN DESIGNATION: OPEN SPACE AND RESIDENTIAL – TWO UNITS PER ACRE (MST2005-00831)

The proposed project is an amendment to the Montecito Country Club Conditional Use Permit (CUP). The project site is approximately 117 acres in size, and is made up of approximately ten parcels located immediately north of Old Coast Highway. The project involves several changes to the site plan of the existing Montecito Country Club and Golf Course (MCC), including a redesign of the existing golf course, consisting of grading, removal of 361 trees, a habitat restoration and revegetation plan, and replacement fencing; improvements to the facade of the existing clubhouse and surrounding area; demolition of the existing maintenance buildings (4,211 sq. ft.), cart barn (12,510 sq. ft.), tennis pro shop (618 sq. ft.) and flammable materials building (232 sq. ft.); and construction of a new maintenance building (7,771 sq. ft.), new golf pro shop (1,133 sq. ft.), new tennis pro shop (580 sq. ft.), four new tennis courts and a new cart barn (9,407 sq. ft.). The project would result in the construction of 982 net square feet of additional square footage. Parking at the site would be reconfigured and increased in number from 335 spaces to 400 spaces (268 paved, 132 grass), as originally required by the existing CUP, based on a membership of 680. The project would involve approximately 106,000 cubic yards of cut and 86,000 cubic yards of fill, which would be balanced on site.

No formal action on the development proposal will be taken at the environmental hearing.

The discretionary applications required for this project are:

1. A Modification to allow fencing to exceed 3-½ feet in height along the front lot lines (SBMC §28.92.110.A.3);
2. A Coastal Development Permit (CDP2008-00021) for the portion of the project (grading and vegetation removal) that is within the Appealable and Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
3. A Development Plan to allow the construction of 7,771 square feet of nonresidential development on APN 009-091-020 (SBMC §28.87.300); and
4. A Conditional Use Permit Amendment to permit the proposed changes to the site plan for the Montecito Country Club (SBMC 28.94).

Case Planner: Allison De Busk, Project Planner
Email: ADebusk@SantaBarbaraCA.gov

V. DISCUSSION ITEM:

DRAFT UPDATED UPPER STATE STREET AREA DESIGN GUIDELINES.

The draft guidelines constitute an update to the 1992 Upper State Street Area Design Guidelines. The guidelines are generally for public and City hearing body use in the formulation and review of development proposals. The updated guidelines are largely adapted from the Upper State Street Study adopted by City Council in May 2007. Staff will present the guidelines and recommends the Architectural Board of Review (ABR) and Planning Commission (PC) review and recommend the guidelines to the City Council for adoption.

Case Planner: Heather Baker, Project Planner
Email: HBaker@SantaBarbaraCA.gov

VI. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

VII. ADJOURNMENT:

The meeting will adjourn to the Joint Meeting of the Planning Commission and Transportation and Circulation Committee at 6 P.M. in the David Gebhard Public Meeting Room.

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCa.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chairman.

APPEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at Phone 564-5470.

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