



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
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MARCH 5, 2009
1:00 P.M.**

I. NOTICES:

**A. TUESDAY, MARCH 3, 2009
SITE VISIT**

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
28 W. Cabrillo Boulevard
210 and 216 Meigs Road and 290 Lighthouse 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.

**** Site visits held. ****

**B. THURSDAY, MARCH 5, 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. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** Update given. ****

2. Review and consideration of the Draft Minutes of January 29, 2009.

**** Reviewed and considered. ****

- B. This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18. A video copy of this meeting will be viewable on computers with high speed internet access the following Monday at Noon. Click on *Online Meetings* at www.santabarbaraca.gov/pc
- C. 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 City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- D. The Planning Commission 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.
- E. The scope of a project may be modified under further review. 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.
- F. 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.

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**** No requests were made. ****

- B. Announcements and appeals.

**** Announcements were made. ****

- 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.]

**** No one wished to speak. ****

III. CONSENT ITEMS:

ACTUAL TIME: 1:09 P.M.

- A. **APPLICATION OF LEIF REYNOLDS, AGENT FOR THE CITY OF SANTA BARBARA, 601 NORMAN FIRESTONE ROAD, 073-045-003, A-A-O, A-F, SP-6, S-D-3, AIRCRAFT APPROACH AND OPERATIONS, AIRPORT FACILITIES, AIRPORT INDUSTRIAL AREA SPECIFIC PLAN AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST 2008-00488, CDP2009-00002)**

The proposed project would involve the installation of approximately 4,120 linear feet of 12-inch underground water pipeline within the secure area of the Santa Barbara Airport. The purpose of this project is to provide a redundant, reliable source of potable water to the south side of the airfield including the Airline Terminal. The discretionary application required for this project is a Coastal Development Permit to excavate a trench at a depth of approximately 52-inches and install a pipeline in the Appealable Jurisdiction of the Coastal Zone (SBMC §28.45.009).

The Environmental Analyst completed a Master Environmental Assessment Checklist and determined the project was statutorily exempt from California Environmental Quality Act review (CEQA Guidelines §15282(k)).

Case Planner: Andrew Bermond, Assistant Planner
Email: ABermond@SantaBarbaraCA.gov

**** Approved Coastal Development Permit.**

Lodge/Jacobs Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)

Resolution No. 005-09. **

ACTUAL TIME: 1:10 P.M.

B. APPLICATION OF CRAIG SHALLANBERGER, ARCHITECT FOR ROMASANTA FAMILY TRUST, 28 W. CABRILLO BLVD, APN 033-102-002, HRC-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: HOTEL & RELATED COMMERCE I (MST2008-00401 / CDP2009-00003)

The proposed project involves construction of a 198 square foot single-story pool house building; landscape and hardscape changes; and archaeological monitoring during ground disturbance. Total grading includes 15 cubic yards of cut and 5 cubic yards of fill with 10 cubic yards of export. The discretionary applications required for this project are:

1. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
2. A Development Plan to allow the construction of 198 square feet of nonresidential development from the Small Addition category (SBMC §28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Case Planner: Daniel Gullet, Associate Planner
Email: DGullet@SantaBarbaraCA.gov

**** Approved Coastal Development Permit and Development Plan
with correction to Conditions of Approval.**

White/Bartlett Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)

Resolution No. 006-09. **

IV. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:22 P.M.

APPLICATION OF CAMERON CAREY, TYNAN GROUP (AGENT) FOR AMERICAN BAPTIST HOMES OF THE WEST, 900 CALLE de los AMIGOS, APN'S 049-440-015 & 16, 049-040-050, 053 & 054, A-1, E-1 & E-3 ZONE DISTRICTS, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE, 1 UNIT/ACRE (MST2005-00742)

The proposed project is an amendment to the Valle Verde Retirement Community (VVRC) Conditional Use Permit. VVRC is made up of five separate parcels totaling approximately 59.75 acres. The proposed project involves the following components: 1) Construction of 40 two-bedroom independent living units. 2) New access road onto

Torino Road for eight of the proposed units. 3) Upgrade the facility's Central Core (Common Area) and commercial facilities by renovating approximately 10,461 net square feet and expanding the buildings by a total of 14,902 net square feet. 4) Construct three new gazebos in various locations throughout the development. 5) Demolish six common parking areas, and relocate the parking spaces to other parking lots on the site. 6) Provide 83 new parking spaces, including two new staff parking lots. 7) Create a 9.8 acre Oak Woodland preserve. 8) Demolish an existing 2,280 s.f. hospice building, 1,300 square foot single family residential unit, four multi-family residential buildings, maintenance buildings and four gazebos. Additionally 15 oak trees are proposed to be removed and six oak trees may be impacted. Grading for the project would involve 11,520 cubic yards of cut, 13,300 cubic yards of fill and 1,780 cubic yards of import.

ENVIRONMENTAL HEARING: The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Initial Study that was prepared for the project, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. The comment period on the document ends on **March 16, 2008**.

No formal action on the development proposal or environmental document will take place at this hearing.

Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov

**** Hearing held. ****

V. NEW ITEM:

ACTUAL TIME: 3:33 P.M.

APPLICATION OF BRENNAN DE RAAD, TYNAN GROUP, AGENT FOR MARY STEVENS AND SANTA BARBARA SCHOOL DISTRICT, 210 & 216 MEIGS ROAD AND 290 LIGHTHOUSE ROAD, APN 045-110-001, -013 AND -009, E-3/S-D-3 (ONE-FAMILY RESIDENTIAL/COASTAL OVERLAY) AND PR/S-D-3 (PARK AND RECREATION/COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2006-00476)

The project consists of a lot merger between 216 Meigs Road and 290 Lighthouse Road (no discretionary action by the City is required for this lot merger), and a lot line adjustment between this newly merged lot and 210 Meigs Road. This would result in two lots, identified as Adjusted Parcel 1 (1.51 gross acres) and Adjusted Parcel 2 (8.9 gross acres). Adjusted Parcel 1 is then proposed to be subdivided into five single-family residential lots ranging in size from 7,849 to 10,842 net square feet. The new residential lots would be served by a new public street with access off of Meigs Road. Appropriate public improvements, including sidewalk, parkway and utilities, and required retaining walls would also be constructed as part of the project. Construction of the single-family residences is not currently proposed. The project also requires a reconfiguration of the Washington School parking lot (under separate permit) on Adjusted Parcel 2.

Approximately 859 cubic yards of grading is anticipated in order to construct the new public street. The project includes the removal of approximately 40 existing trees (4 to 24 inches in diameter at breast height), primarily eucalyptus.

In order to allow the proposed single-family subdivision and future development, a General Plan and Local Coastal Plan Map amendment changing the land use designation from Major Public and Institutional to Residential, 5 units per acre is required for Adjusted Parcel 1, and a Zoning Map Amendment changing the zoning designation from PR/S-D-3 (Park and Recreation/Coastal Overlay Zone) to E-3/S-D-3 (One-Family Residence/Coastal Overlay Zone) is required for the existing area of 216 Meigs Road.

The discretionary applications required for this project are:

Actions requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council and/or Coastal Commission:

1. General Plan Amendment to change the land use designation of the reconfigured parcel (Adjusted Parcel 1) from Major Public and Institutional to Residential, 5 units per acre (SBMC §28.07);
2. Local Coastal Plan Amendment to change the land use designation of the reconfigured parcel (Adjusted Parcel 1) from Major Public and Institutional to Residential, 5 units per acre (SBMC §28.07) and to change the zoning map designation as described below;
3. Zoning Map Amendment to rezone APN 045-110-013 from PR/S-D-3 (Park and Recreation/Coastal Overlay) Zone to E-3/S-D-3 (One Family Residence/Coastal Overlay) Zone (SBMC, §28.92.020);

Actions by the Planning Commission, contingent upon completion of the actions listed above:

4. Approval of a Lot Line Adjustment to remove 7.67-acres from the newly merged APNs 045-110-009 and -013, and attach it to APN 045-110-011 (SBMC §27.40);
5. Approval of a Tentative Subdivision Map to divide one parcel (Adjusted Parcel 1) into five lots (SBMC Chapter 27.07); and
6. Approval of a Coastal Development Permit to allow the subdivision and development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44.060).

The Planning Commission will also consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

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

**** Recommendation to City Council and Coastal Commission for General Plan Amendment, Local Coastal Plan Amendment, and Zoning Map Amendment.**

Jacobs/White Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)

Resolution No. 007-09.

Approved Lot Line Adjustment, Tentative Subdivision Map, and Coastal Development Permit with amended conditions and subject to approval by City Council of the General Plan Amendment, Local Coastal Plan Amendment, and Zoning Map Amendment.

Jacobs/Bartlett Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)

Resolution No. 008-09. **

The following item was taken out of order.

VI. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 1:15 P.M.

A. Committee and Liaison Reports.

**** Reports given ****

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**** Review given ****

C. Action on the review and consideration of the Draft Minutes of January 29, 2009

**** Approved the minutes of January 29, 2009 as amended.**

Thompson/Bartlett Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)**

VII. ADJOURNMENT:

**** Meeting was adjourned at 4:34 P.M. to the Joint Meeting of the Planning Commission and Transportation and Circulation Committee meeting on March 12, 2009 at 6 P.M. ****