



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** February 25, 2008  
**AGENDA DATE:** March 6, 2008  
**PROJECT ADDRESS:** 210, 216 Meigs Road, 290 Lighthouse Road (MST2006-00476)

**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner *JH*  
 Allison De Busk, Project Planner *AD*

### I. SUBJECT

The Applicants are requesting that the City initiate a change in zone for property located off of Meigs Road, west of Washington School, from PR (Park and Recreation Zone) to E-3 (One-Family Residence Zone), and a corresponding change in the existing General Plan and Local Coastal Plan Map designation from Major Public and Institutional to Residential, 5 dwelling units per acre. At this time, the discretionary applications required for this project are an Initiation of a Zone Change and General Plan/Local Coastal Plan Map amendment. The purpose of the staff report is to provide a brief summary of the proposal, explain the project, provide a discussion of related issues, and recommend that the Planning Commission initiate the change in zone, General Plan Amendment and Local Coastal Plan Amendment.

If the Planning Commission initiates the zoning and land use change, the applicant and city staff will continue to process the project, including environmental review, prior to further Planning Commission hearings.

### II. BACKGROUND/REQUEST

The project area encompasses three lots located east of Meigs Road and south of the terminus of Lighthouse Road. Mr. Stevens and the School District (the "Applicants") are proposing a land swap so that the residential development desired by Mr. Stevens can be located adjacent to the existing condominium development north of the subject property, rather than at the existing 210 Meigs location, as was approved by the Planning Commission on October 20, 2005 (appealed to City Council on October 26, 2005; currently "on hold"). The project proposes to merge 216 Meigs Road and 290 Lighthouse Road (Washington School), and adjust the lot lines between this newly merged parcel and 210 Meigs Road. The newly adjusted parcel would then be subdivided into 5 single-family residential lots with vehicular access off of Meigs Road. Please refer to Exhibit A for a basic visual depiction of the proposed project.

The zone change is requested because a portion of the newly configured lot proposed for subdivision would have a zoning designation of PR, which does not allow residential development. The General Plan and Local Coastal Plan Map amendment is requested because the current land use designation of the area is Major Public and Institutional, which does not allow residential development. Figure 1 below shows the existing zoning designations in the area, and Exhibit C shows the existing General Plan/Local Coastal Plan land use designations. The proposed land use designation and zoning changes do not follow the current lot lines; however, they are proposed to follow the requested lot lines.

If the land use and zone changes are initiated, the discretionary applications that will be required for the project are:

1. A Zoning Map Amendment to rezone reconfigured APN 045-110-013 from PR/S-D-3 to E-3/S-D-3 (SBMC, §28.92.020);
2. A General Plan Map Amendment to change the General Plan Land Use Map for the reconfigured parcel from Major Public and Institutional to Residential, 5 units per acre (SBMC §28.07);
3. A Local Coastal Plan Amendment to amend the General Plan Land Use Map, as outlined above, in the Coastal Zone (SBMC §28.44.250);
4. A Lot Line Adjustment (LLA) between three existing lots (SBMC §27.40);
5. A Tentative Subdivision Map (TSM) to allow the division of one parcel into five lots (SBMC Chapter 27.07), contingent upon City Council approval of the Rezone, General Plan and Local Coastal Plan Map Amendments and Coastal Commission approval of the Local Coastal Plan Amendment;
6. A Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44.060), contingent upon City Council approval of the Rezone, General Plan Map Amendment and Coastal Commission approval of the Local Coastal Plan Amendment; and
7. Recommendation by Planning Commission and approval by the City Council of Rezone, General Plan and Local Coastal Plan Map Amendment and Local Coastal Plan Amendment (SBMC, §28.92.080 (B)).

### **III. RECOMMENDATION**

Staff recommends that the Planning Commission initiate the requested re-zone and General Plan / Local Coastal Plan Map amendment for purposes of environmental review. **This initiation does not imply any approval of, or formal position on a future proposed project other than acknowledging that the proposed change can proceed for further study and environmental review.**

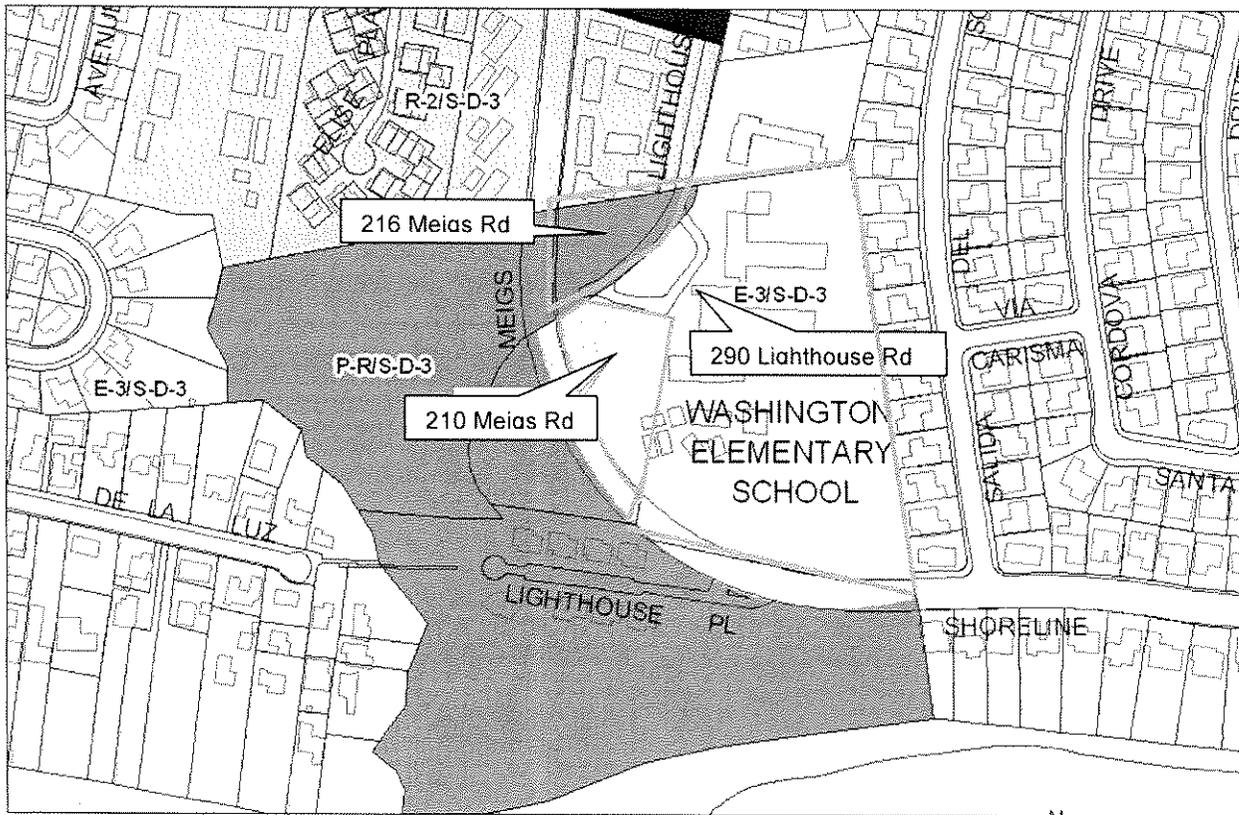


Figure 1 - Vicinity / Zoning Map

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**SITE INFORMATION - EXISTING**

<b>EXISTING</b>	<b>216 MEIGS</b>	<b>290 LIGHTHOUSE</b>	<b>210 MEIGS</b>
Property Owner	Santa Barbara School District		Stevens
Parcel Number	045-110-013	045-110-009	045-110-011
General Plan	Major Public and Institutional	Major Public and Institutional	Major Public and Institutional
Zoning	PR/S-D-3	E-3/S-D-3	E-3/S-D-3
Use	Vacant (overflow parking area for School)	Washington School	Vacant
Lot Area	0.87 acre	8.31 acres	1.23 acres

**SITE INFORMATION - PROPOSED**

<b>PROPOSED</b>	<b>Area of 216 MEIGS (New 210 MEIGS)</b>	<b>290 LIGHTHOUSE</b>	<b>Area of 210 MEIGS (Part of 290 Lighthouse)</b>
Property Owner	Stevens	Santa Barbara School District	
General Plan	<b>Residential – 5 units per acre</b>	Major Public and Institutional	
Zoning	<b>E-3/S-D-3</b>	E-3/S-D-3	
Use	5-lot single-family subdivision	Washington School	Vacant/parking area (Washington School)
Lot Area	<b>1.51 acres</b>	<b>8.9 acres</b>	

**ADJACENT LAND USES, ZONING AND DESIGNATIONS**

	<b>LAND USE</b>	<b>ZONING</b>	<b>GENERAL/COASTAL PLAN</b>
North	Residential	R-2/S-D-3 and E-3/S-D-3	Residential – 12 units per acre and Residential 5 units per acre
South	Meigs/Shoreline	PR/S-D-3	Open Space and Residential 5 units per acre
East	Single-Family Residential	E-3/S-D-3	Residential 5 units per acre
West	La Mesa Park and Residential	PR/S-D-3 and R-2/S-D-3	Open Space and Residential – 12 units per acre

**V. DISCUSSION/ISSUES**

**A. ZONE CHANGE**

A change of zone is a legislative process, and City procedures require that the Planning Commission or City Council initiate the rezone before the applicant can submit a formal application for rezoning. The purpose of this hearing is to receive direction from the Planning Commission on the appropriateness of the requested rezone, and to either initiate the rezone for further study or to decline to initiate the rezone request. Staff recommends that the rezone be initiated to allow for additional study of the proposal. Issues for consideration as part of the rezone request include: possible density under the proposed zone (E-3/S-D-3) and whether the proposed zone (One Family Residence) is the most appropriate for the area.

In this case, the area to be rezoned is approximately 0.87 acre, which would translate to five units under the proposed E-3 zone. However, the density would also be required to comply with the underlying land use designation. Assuming a General Plan/Local Coastal Plan designation of Residential – 5 units per acre (as proposed), a maximum of four market rate lots could be developed on a 0.87 acre lot. The proposed lot reconfiguration changes the ultimate

size of the lot to be developed; however, the rezone should be considered on its own merits given that it is not technically tied to any development proposal.

The area under consideration for the rezone (216 Meigs Road) could logically be considered for a rezone to E-3/S-D-3 or R-2/S-D-3, given the adjacent zoning designations. Under R-2 zoning (and a corresponding land use designation of Residential – 12 units per acre), the 0.87-acre site could be developed with a maximum of 10 market rate units.

The land identified as 210 Meigs Road was recommended by the Planning Commission for approval of a rezone to R-2/S-D-3 in 2005 (appeal pending at the City Council).

#### Site History (216 Meigs Road)

- In 1986, La Mesa Park was re-zoned from E-3 to PR/S-D-3.
- The site identified as 216 Meigs Road (originally part of La Mesa Park) was declared excess land by the City Council in April 1987.
- In November 1987, the land was approved for sale by the voters of the City.
- In 1988, the Parks Department proposed to revert the site's zoning back to E-3.
- After undergoing environmental review, in response to concerns of Mesa residents, the City Council discussed the item in October 1988 and moved to retain the PR zoning, expressing strong interest in not rezoning the parcel for housing use. As a result, the Parks Department withdrew the rezone application.
- In February 1991, the City Council adopted Ordinance 4672 approving the sale of the land to the Santa Barbara School District.

#### **B. COMPLIANCE WITH THE GENERAL PLAN/LOCAL COASTAL PLAN**

The General Plan/Local Coastal Plan Map amendment would encompass an area of approximately 1.51 acres because it would be for the proposed adjusted lot area. The current General Plan Designation is Major Public and Institutional. It was likely anticipated that the area would be used for either park or school purposes, given its location.

The subject parcels are in the East Mesa Neighborhood as described in the Land Use Element of the General Plan. This area is described as mostly having a density classification of five dwelling units per acre, which would be consistent with the proposed E-3 zoning classification. The discussion in the General Plan of both the East and West Mesa neighborhoods is that, despite the predominant single-family development, there has been in the past pressure for rezoning to allow multi-family developments along Cliff Drive. The General Plan has shown an area around the Mesa Shopping Center in a density classification of twelve dwelling units to the acre. Most of this area is now zoned R-2 and is developed with garden apartments, duplexes and condominiums. The subject site is located near the intersection of Cliff and Meigs where the Mesa Shopping Center is located.

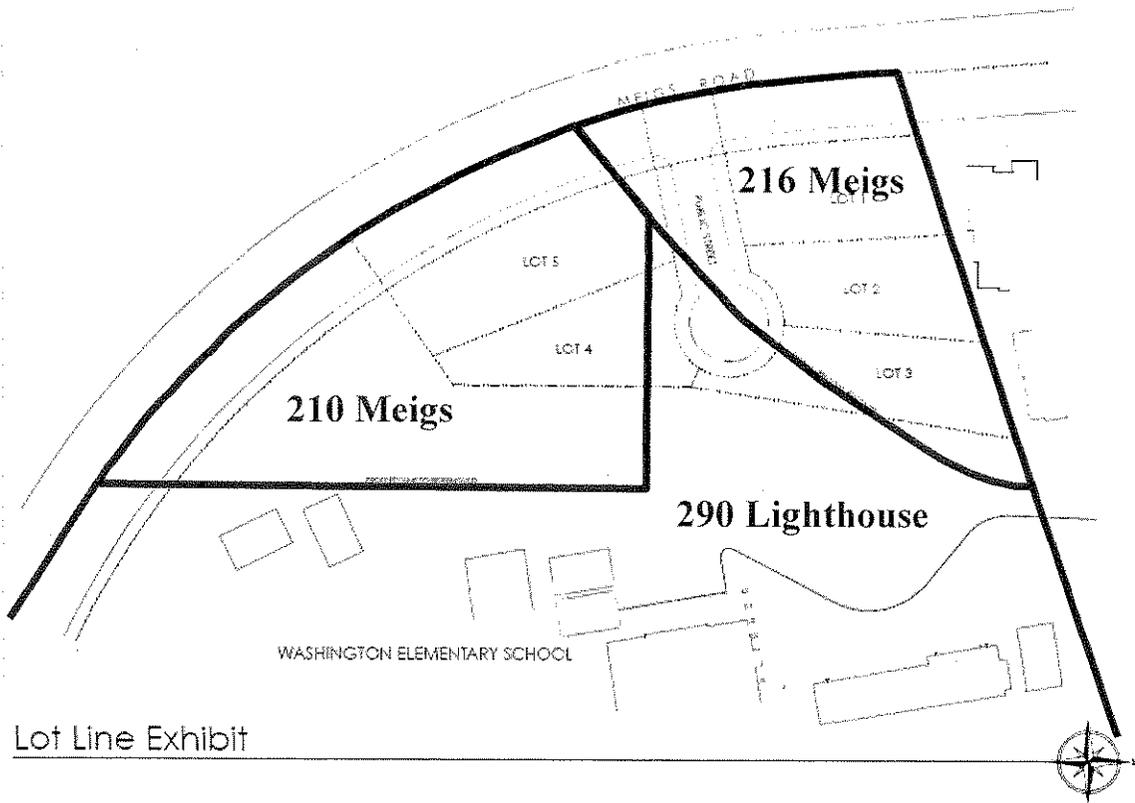
The project must be found consistent with the City's Local Coastal Plan (LCP) because the site is located in the Coastal Zone. The Coastal Plan Map designation for the site is Major Public

and Institutional. The proposed designation is Residential-5 units per acre. The project is located in Component Two of the LCP. The LCP acknowledges that this area is almost entirely developed with single-family residences with a few areas of multiple family residential located primarily around the commercial center at the intersection of Cliff Drive and Meigs Road.

Exhibits:

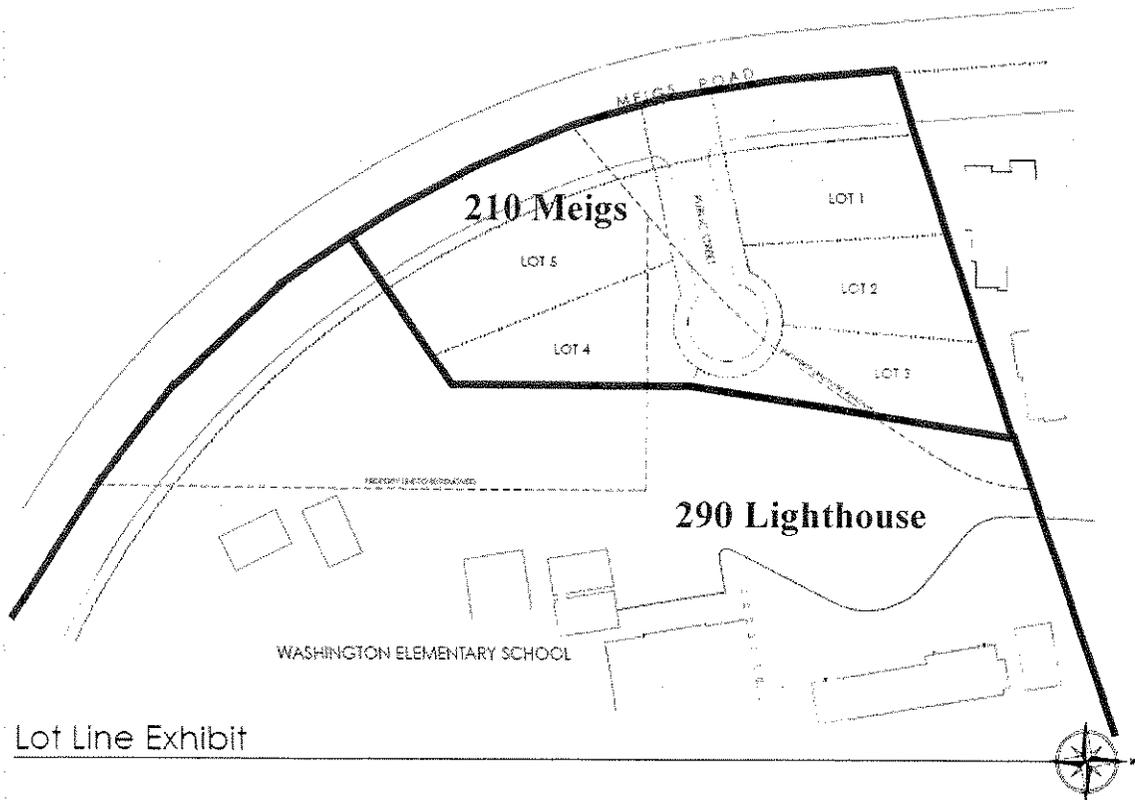
- A. Proposed Lot Configuration
- B. Applicant Letter
- C. General Plan/Local Coastal Plan Map

# Existing Lots



Lot Line Exhibit

# Proposed Lots



Lot Line Exhibit





Real Estate Development Services

January 14, 2008

City of Santa Barbara  
Planning Commission  
630 Garden Street  
Santa Barbara, CA 93101

**Subject: 210 Meigs Road APN 45-110-11**  
**216 Meigs Road APN 045-110-13**  
**290 Lighthouse Road APN 045-110-09**  
**MST# 2006-00476**  
**Initiation of the Re-Zone and General Plan/Local Coastal Plan Map amendments**

Members of Planning Commission,

In order to maintain consistency with the surrounding zoning and current neighborhood development, Mr. Stevens and the Santa Barbara School District are requesting a zone change for the School District's property at 216 Meigs Road from P-R/SD-3, Parks and Recreation, to E-3/SD-3, Single Family Residential. These parties are also requesting a General Plan/Local Coastal Plan Map amendment to change this Major Public and Institutional designated area to Residential, five units per acre. These requests are being made for ultimate goal of a 5-lot subdivision at 216 Meigs Road.

These properties hold a General Plan Designation of Major Public and Institutional\*\*. Under the City's General Plan, a property with a designation of Major Public and Institutional is only allowed to be legally developed with a school, a park, or a non-profit, none of which, when approached, have expressed interest in purchasing this land. The School District and Mr. Stevens are interested in a land swap, whereby the District gains ownership of 210 Meigs, and Mr. Stevens gains ownership of 216 Meigs. The land swap will also require a lot merger and lot line adjustments to meet the needs of both parties. The General Plan/Local Coastal Plan Amendment is requested to allow for residential development of the adjusted 216 Meigs lot.

Currently these properties hold a Zoning Designation of Residential (210 Meigs Road and 290 Lighthouse) and Parks & Recreation (216 Meigs). Because of the proposed land swap, we are requesting that the portion of the lots that will comprise 216 Meigs after the land swap/lot line adjustment, be re-zoned to E-3, thus making is consistent with surrounding zoning and allowing for a 5 lot subdivision.

The benefit of the land swap, and resulting need for a zone change, is to allow for Mr. Stevens to move forward with a residential development adjacent to existing condominium development rather than at 210 Meigs (where a prior project was approved by the Planning Commission in 2006 to allow for 10 residential units), which results in a development that is more consistent with the existing neighborhood.

Should you have any questions, please contact me at (805) 679-7557 or via e-mail at [adunlop@tynangroup.com](mailto:adunlop@tynangroup.com).

Sincerely,

Audrey Dunlop  
Corporate Project Manager

**\*\*Please note:** it appears that the current property of 210 Meigs Road was incorrectly assessed as Major Public and Institutional by the parties who originally constructed the General Plan Map. It was assumed that this parcel was a part of the school's property due to its location in between 2 parcels owned by the school; however, it was and is owned by an individual and should have been exempt from this Major Public and Institutional designation.

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EXHIBIT B



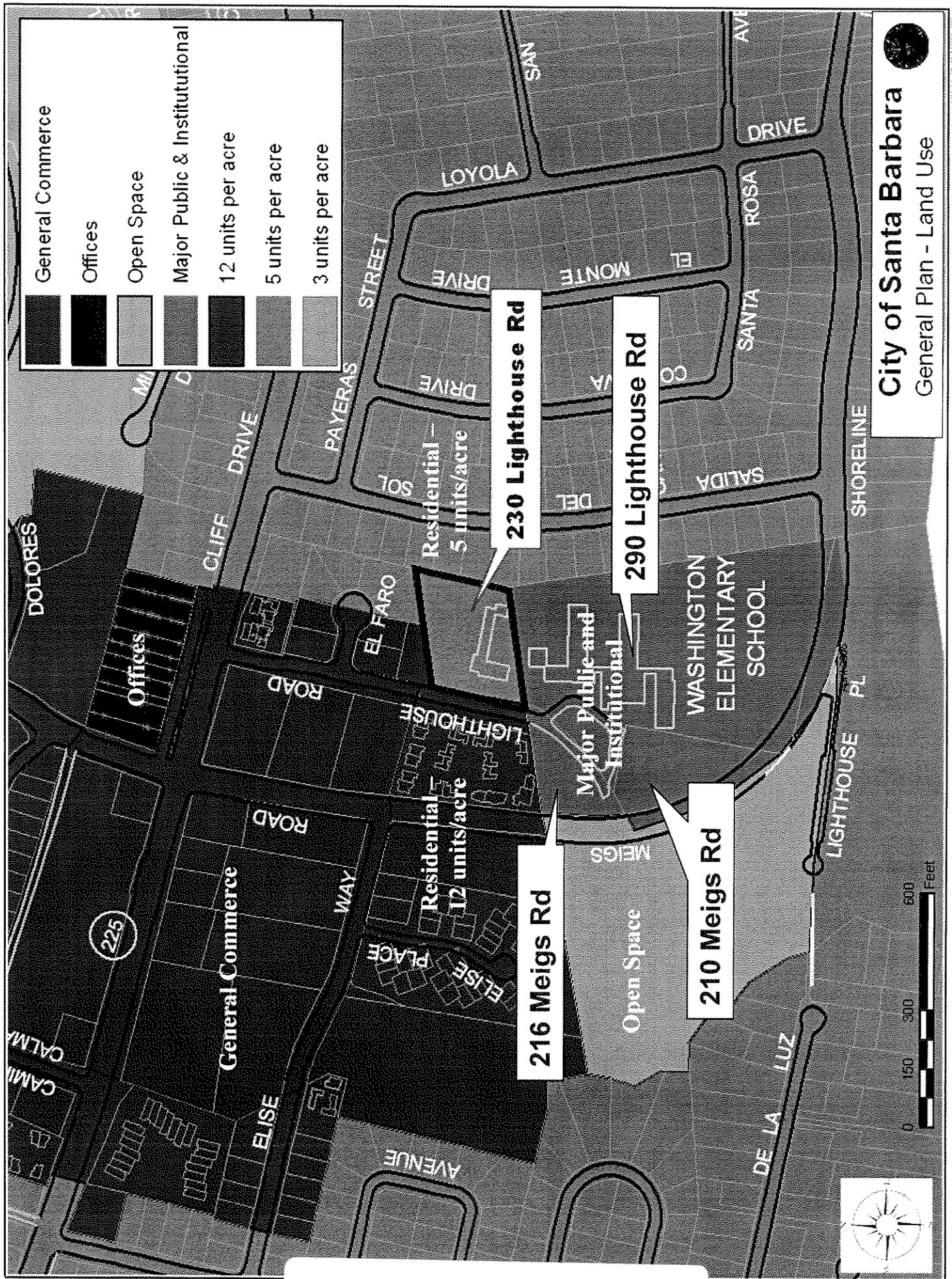


EXHIBIT C