



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

March 5, 2009

### CALL TO ORDER:

Chair Larson called the meeting to order at 1:03 P.M.

### ROLL CALL:

#### **Present:**

Chair Stella Larson

Vice-Chair Addison S. Thompson

Commissioners Bruce Bartlett, Charmaine Jacobs, Sheila Lodge, and Harwood A. White, Jr.

#### **Absent:**

Commissioner John Jostes

### STAFF PRESENT:

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Steve Foley, Supervising Transportation Planner

Allison De Busk, Project Planner

Melissa Hetrick, Project Planner

Dan Gullett, Associate Planner

Peter Lawson, Associate Planner

Stacey Wilson, Associate Transportation Planner

Andrew Bermond, Associate Planner

Julie Rodriguez, Planning Commission Secretary

Chair Larson acknowledged attendance by students from Paul Wack's UCSB Environmental Planning class.

### I. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

Mr. Kato made the following announcements:

1. 1900 Lasuen Road (El Encanto) has been appealed to City Council on April 28, 2009. Commissioners Jacobs and Lodge will represent the Commission.
2. Brian Bosse, Redevelopment Supervisor, has been appointed to Housing and Redevelopment Manager.

Commissioner Bartlett announced that he passed the Leadership in Energy and Environmental Design (LEED) Accredited Professional exam on Monday, March 2, 2009.

Commissioners Larson and Lodge announced that they will not be present at the April 19, 2009 Planning Commission Meeting.

C. Comments from members of the public pertaining to items not on this agenda.

Chair Larson opened the public hearing at 1:08 P.M. and, with no one wishing to speak, closed the hearing.

**II. 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, Associate Planner  
Email: ABermond@SantaBarbaraCA.gov

Mr. Kato requested that the Planning Commission waive the Staff Report.

**MOTION: White/Thompson**

Waive the Staff Report

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jostes)

Chair Larson opened the public hearing at 1:09 P.M. and, with no one wishing to speak, closed the hearing.

**MOTION: Lodge/Jacobs**

**Assigned Resolution No. 005-09**

Approved the project, making the findings for the Coastal Development Permit outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jostes)

Chair Larson announced the ten calendar day appeal period.

**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 170 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 170 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 Gullett, Associate Planner  
Email: DGullett@SantaBarbaraCA.gov

Commissioner Thompson requested that the Planning Commission waive the Staff Report.

**MOTION: Thompson/Jacobs**

Waive the Staff Report.

Motion withdrawn for request by Commissioner White to review the project description first. Mr. Gullett reviewed the description for the Commission.

**MOTION: Thompson/Jacobs**

Waive the Staff Report.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jostes)

Chair Larson opened the public hearing at 1:13 P.M, and with no one wishing to speak, closed the hearing.

Daniel Gullett, Associate Planner identified error in recommended condition B.2. and recommended that the last sentence be omitted from B.2.

**MOTION: White/Bartlett**

**Assigned Resolution No. 006-09**

Approved the project, making the findings for the Coastal Development Permit and Development Plan as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report with the removal of the last sentence in condition B.2.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jostes)

Chair Larson announced the ten calendar day appeal period.

**III. ENVIRONMENTAL HEARING:**

**ACTUAL TIME: 1:22 P.M.**

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Jacobs recused herself from hearing this item due to her husband working at the same firm as the applicant's counsel.

Commissioner Jacobs left the dais at 1:22 P.M.

**EX PARTE COMMUNICATION:**

Commissioner Lodge disclosed an ex parte communication with Staff and the Applicant regarding an arranged site visit.

**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

Peter Lawson, Associate Planner gave the Staff presentation joined by Melissa Hetrick, Project Planner/Environmental Analyst.

Cameron Carey, Tynan Group, gave the applicant presentation joined by Ron Schaffer, Executive Director, Valle Verde Retirement Community and the applicant team.

Chair Larson opened the public hearing at 1:57 P.M.

Before commencing comment, Germaine Chastaine asked for clarification of Commissioner Lodge's relationship to the Valle Verde Retirement Community, if any; and also challenged noticing requirements and public comment, requesting verification of the mailing lists from staff. Commissioner Lodge confirmed she does not have any affiliation with Valle Verde Retirement Community.

The following people gave public comment:

1. Germaine Chastaine, Hidden Oaks neighbor - Stated that she reserves the right to challenge the adequacy of noticing for the hearing. The document has not adequately addressed environmental issues consistent with CEQA requirements and the analysis of does not include cumulative effects of the project in relation to other foreseeable projects in the vicinity, such as the Hillside House that is undergoing an environmental review pursuant to an EIR. On air quality, the conclusion of less than significant as related to global climate change is unsupported, erroneous, and does not consider greenhouse gases, which is a violation of CEQA. The document is internally inconsistent in the Air Quality Section as it includes recommended mitigations when the language is couched in mandatory language. Using the Rutherford Property as a staging area is not addressed and has potential for impact to a sensitive habitat by storage of heavy equipment or fuels. There is no declaratory language on the mitigations or no agreement by the applicant to follow through with the mitigations. It is not clear if the applicant has not agreed to the mitigations of the Oak Woodland area proposed for development restrictions. Dedication of 5.8 acres of Oak Woodland has not been implemented, nor has the 4 acres that was a condition of approval from the project in 1984. Concerned with the unaccounted elimination of parking – not supported by the 2006 study and will impact neighborhood. There are 66 less parking spaces under the current proposal. There is substantial evidence that the Mitigated Negative Declaration is inconsistent, does not support conclusions, and is riddled with legal defects. Asked for and Environmental Impact Report and to block the certification of the Negative Declaration. Summarized Brian Troutwine's report noting problems with the biological report, prepared by the applicant, due to the fact that a survey was conducted in the fall and some species can not be accounted.
2. Ruth Giorgi, Hidden Oaks Neighbor, expressed concern that not all wildlife on the Rutherford Property was included in the biologist report due to the survey being conducted in the fall as opposed to the spring or summer. Some of the wildlife documented and submitted by a neighbor Neil Johnson was not covered by the

applicants study. There is a wildlife corridor that extends from Torino Road up the hill. The change of landscape from 39% to approximately 39% does not make sense. Concerned with the preservation of open landscape.

3. Ernie Campbell, Valle Verde resident, supports Valle Verde's commitment to the environment.
4. Dr. George E. Scott, Valle Verde resident, thanked Commission for speaking time and referenced submitting an email to the Commission.
5. Don O'Dowd, Valle Verde resident, supports Valle Verde's commitment to sustainability in the Nation.
6. Larry Wilson, Chair, Valle Verde Advisory Board, highlighted the contributions that Valle Verde has made to the Community, including the General Plan.
7. Art Montgomery, Valle Verde resident, spoke to the number of live Oak trees that are a part of Valle Verde and the green environment that defines the Valle Verde Retirement Community; supports the Draft Initial Study.
8. Henry Jones, Valle Verde resident, expressed support for the Valle Verde project and confirmed that residents were notified by Valle Verde of the Planning Commission meeting.
9. Dorothy Burkhart, Valle Verde resident, concurred that residents were notified of the meeting and spoke to the recycling and environmental efforts at Valle Verde and the need for additional space.
10. Dan George, neighbor, Valle Verde Advisory Board Member, and Build Green Santa Barbara Board Member, echoed noticing, and supports Valle Verde as a leader in sustainability.
11. Heike Kilian, Hidden Oaks resident, commented on areas that were not addressed in the Negative Mitigated Declaration document: 1) The proposed Mitigated Negative Declaration (MND) violates CEQA as it fails to provide the land use portion of the environmental questionnaire as required Appendix G; 2) Lacking a land use component, the policy consistency of the declaration is insufficient in not addressing the underlying land use and zoning inconsistency presented the proposed project presents; and 3) The project description lacks the tangible statistics to define the project baseline square footage and what the proposed development would add. In addition, the MND report analysis is defective in its aesthetic and visual impact because 1) The proposed ongoing expansion of Valle Verde and of the proposed changes under the revised CUP does not discuss the compatibility with the greater neighborhood; 2) The requested modification setback changes are not described with comparisons of what is requested, which affects density; 3) The topographical changes caused by grading, filling and importing of soil on slopes of 30% or more are inconsistent with Visual Resources 2.0 & 2.1; 4) Failure of the document to address several Visual and Biological policies with regard to tree removal; 5) The overall site massing and development by allowing larger units needs to be addressed under Visual Impacts. The total of units needs to be addressed; and 6) The introduction of night lighting and impact on the Rutherford Property has not been sufficiently analyzed. Wants an EIR to analyze alternatives to reduce visual impacts and overall incompatibility with the neighborhood. This is the third plan and the development has increased. Stated that the Commission in the past requested that

only a few units should be built on the Rutherford site. The 1984 CUP stated that there would be no further development and now there is additional development. Provided photos of the oak woodland and that there are currently ongoing impacts to the woodland in preparation of the site. Concerned with public safety during a fire with increased density and only one access in/out. Traffic signal needed on Modoc.

Chair Larson referenced public correspondence received from .William Kelsey; Shirlye Yates; Jack Yates; William Kelsey; John Mandle; William Sanson; Art Montgomery, M.L. Ingram; Betty Jean Baily; Janet Davis; Edwin Mindheim; and Donald O'Dowd. Additional correspondence was received from Fred Sutphen; Virginia Robinson; Jane Malmgren; Dr. George E. Scott; Ruth Georgi; Peter Georgi; Jim Vernturino; Heike Killian; Robert and Marion Buegler; Neil Johnson; and Paula Westbury.

With no one else wishing to speak, the public hearing was closed at 2:38 P.M.

Staff answered additional Planning Commission questions about proposed parking and the parking demand study done in 2006 and updated in 2008; explained that the MND does not normally analyze alternatives, as an EIR would; reviewed water demand; and provided clarification on the total square footage as 50,000 square feet as residential and 11,000 square feet as communal. Mr. Lawson acknowledged the question about the 1986 4 acre dedication that did not take place by stating that it was not a recorded easement, as is the practice today. The previously approved 4 acre conservation easement and additional 5 acres will be recorded as 9 acres of open space as required by the conditions of approval. Mr. Lawson provided clarification on the water demand for the project. The threshold for cumulative traffic impacts is more protective than for project specific impacts, due to the fact that 5 trips or more can be considered an impact. In the case of this project, less than 5 trips are leaving the site and are distributed to two different intersections.

Mr. Carey confirmed that there are 331 current parking spaces and 83 proposed parking spaces for a total of 414 parking spaces; reviewed development on slopes, both natural and artificial slopes and setback modifications, stating that all except one Modification is within the Valle Verde campus, and explained the consideration given to underground parking and why it was not feasible; and the changes in open space to the existing space after the project completion. Mr. Carey also reviewed the existing and proposed landscaping and open space and stated that there will be a lot of reused area for open space and that there will be a reduction by 2% of open space.

Scott Schell, AICP, Associated Transportation Engineers (ATE), commented on ATE's Parking Analysis and City Staff's Trip Generation Analysis. Mr. Schell stated that a project typically had to show an increase of five or more trips as the threshold to cause an impact. Regarding parking, Mr. Schell added that there are presently assigned spaces for residents and unassigned parking spaces allocated to visitors and staff. The parking analysis assumes the addition of 5 more staff; visitors for the 40 new units; and taking the 60 spaces that are used on the street and having them park onsite.

The Commissioners made the following comments:

1. Commissioner White would like to see a peer review of City Staff's traffic study. Concerned with parking; the statistics may be valid, but parking is not working, maybe due to the assigned parking or location of the parking is pushing the parking out to the street. Would like further analysis of the parking. Would like focused a slope analysis and either minimizing or eliminating development on slopes of 30% and greater. Does recognize that there is wiggle room for development on 30% slopes. Would like an Environmental Impact Report (EIR) that includes alternative options.
2. Commissioner Thompson concurred with Commissioner White on the traffic impact analysis and reviewing the impacted intersections in that area. Would like to see a phasing plan for construction and any potential for short term impacts on parking due to the reconstruction of the onsite parking. However, felt that an MND is an appropriate environmental document for this project.
3. Commissioner Bartlett does not feel that the MND is the appropriate document for this project which precludes looking at an environmentally superior site planning effort that minimizes wildlife impacts. Concerns about the proposal for some units being located in a remote location on the hillside. Parking impacts have not adequately been addressed. Cannot support the direction of the MND that only looks at one option and wants to be able to weigh alternatives.
4. Commissioner Lodge asked for, and received, confirmation that Oak Woodland would be preserved in the calculated percentage of open space, yet is concerned with the reduction in landscaping around the existing development. Agrees with Commissioners White and Bartlett on wanting to see an EIR, and felt that an EIR would take a broader look at cumulative impacts.
5. Commissioner Larson asked for Staff's confirmation on the noticing issue raised during public comment. Because this is a CUP and the amount of development, thought that an EIR would be prepared. We should look at the 125 units being proposed at Hillside House. Concurred with peers on the EIR request.
6. The consensus of Commission wanted to see an EIR conducted due to the project's significance. Wanted the environmental document to consider the 128 units of Hillside House and cumulative impacts.

Staff stated that the City's threshold for cumulative traffic impacts is higher than the project's threshold. Transportation Staff has reviewed the numbers of trip generation, stated as 5 trips, including the number of trips that would go through the impacted intersections, which would be much less since the project is distant to the impacted intersections. Staff stated that the new transportation model that is forthcoming is regional and can not currently accommodate project specific analysis. Staff also reminded Commissioners that the purpose of an alternatives analysis in an environmental document is to address significant unavoidable impacts. Staff has preliminarily proposed a DMND as no significant unavoidable impacts have yet been found. However, it is within the Commission's discretion to ask staff to consider alternatives to lessen adverse

environmental impacts (even if less than significant) in the staff report and outside of the DMND document.

Scott Vincent, Assistant City Attorney, reminded the Commission that the standard for preparation of an EIR is if an Initial Study shows there is a potential significant impact that cannot be mitigated either through a project description or conditions of approval. He also clarified that the size of a project does not determine the need for an EIR.

Chair Larson asked for a recess at 3: 09 P.M. and reconvened the meeting at 3:32 P.M.

**IV. 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, Project Planner  
Email: ADebusk@SantaBarbaraCA.gov

Allison De Busk, Project Planner, gave the Staff presentation joined by Melissa Hetrick, Project Planner/Environmental Analyst.

Dave Odell, Tynan Group, gave the applicant presentation joined by Pete Ehlen, Project Architect, Scott Schell, ATE; and Bill Spiewak, Arborist.

Chair Larson opened the public hearing at 3:56 P.M.

The following people spoke in support of the project:

1. Natasha Heiftez Campbell, Washington School Parent Teacher Organization, appreciated working with the applicant and the school district to mitigate concerns and would like to continue working with the district on the parking lot. Would like additional wording to the buyer disclosure condition in the last sentence of section D.8., to include approval by the school; and inclusion of language in the Local Coastal Plan

Amendment (LCP) to acknowledge existence of the adjacent school and compatibility. Also, submitted written correspondence.

2. Dave Hetyonk, Superintendent of Santa Barbara Schools District, expressed appreciation to Planning Commission and Staff; concurred with strengthening the buyer disclosure language and left it up to the Commission on how the language would be conveyed.

With no one else wishing to speak, the public hearing was closed at 4:03 P.M.

Mr. Ehlen answered additional Planning Commission questions about the removal of retaining walls if the grading will be lowered, stating that the retaining walls are based on the current site plan.

Regarding the parking lot, Mr. Hetyonk provided the Planning Commission with an update on the status of approvals required for a Coastal Development Permit, assuring the Commission that the process is nearly complete with the State, and noting that the parking lot improvements must occur prior to the lots being graded.

In response to the proposed addition to the buyer disclosure language, Scott Vincent, Assistant City Attorney, deferred to the Applicant for review. Mr. Odell had not yet reviewed the proposed language, but agreed with the intent and stated that a Memo of Understanding is being developed between the applicant and the School District that is contingent on the school parking lot to be completed, at which time a formal agreement will be written and contain language about the buyer noticing requirement.

The Commissioners made the following comments:

1. Commissioner White supports the project, but would like to see native plants as opposed to the Eucalyptus trees; appreciates the public improvements being made by the project and would want to see utility under-grounding included, if possible, but understands the financial constraints on this relatively modest project.
2. Commissioner Larson commented on the current traffic on Lighthouse Road and appreciated that the project did not add any additional traffic to Lighthouse Road.
3. Commissioners Larson and Bartlett would like to see pedestrian connectivity between the property and the school when City funding is available. Commissioner Lodge commented on the existing pathways of connectivity that now exist between the school and the surrounding neighborhoods.
4. Commissioner Bartlett would like to minimize the retaining walls and the hard edge that faces La Mesa Park.

Mr. Hetyonk added that any considerations for additional connectivity would have to include accessibility that could be challenging due to elevation differences between the properties.

**MOTION: JacobsWhite**

**Assigned Resolution No. 007-09**

Recommend to City Council and/or Coastal Commission the approval of the General Plan Amendment, Local Coastal Plan Amendment, and Zoning Map Amendment, making the findings outlined in the Staff Report.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jostes)

**MOTION: Jacobs/Bartlett**

**Assigned Resolution No. 007-09**

Approve the project, making the findings for the Mitigated Negative Declaration, Lot Line Adjustment, Tentative Subdivision Map, and Coastal Development Permit as outlined in the Staff Report, contingent on the Council and Coastal Commission approval of the General Plan Amendment, Local Coastal Plan Amendment and Zoning Map Amendment, and the Conditions of Approval in Exhibit A of the Staff Report with added conditions: 1) Single Family Design Review Board to study minimizing or eliminating retaining walls on Lot #5 along Meigs Road; and 2) Amend Condition D.8 to include buyer notification language as agreed to by the applicant and the school.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jostes)

Chair Larson announced the ten calendar day appeal period.

The following item was taken out of order:

V. **ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 1:16 P.M.**

A. Committee and Liaison Reports.

1. Commissioner Larson reported on attending the March 4, 2009, Historic Landmarks Commission meeting and gave an update on the Arlington Village Project.
2. Commissioner Thompson reported on the Chair and Vice-Chair attending the bi-annual meeting of Commission Chairs of all Boards and Commissions. A suggestion was made to initiate a more formal liaison format with other Boards and Commissions as is currently used by the Planning Commission.

- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

Commissioner Larson reported on the Staff Hearing Officer meeting held on February 25, 2009 and three modifications that were approved.

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

**MOTION: Thompson/Bartlett**

Approve the minutes of January 29, 2009 as amended.

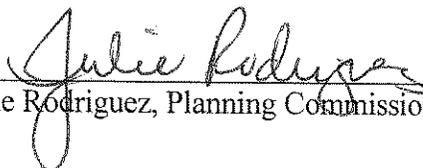
This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0. Absent: (Jostes)

**VII. ADJOURNMENT**

Chair Larson adjourned the meeting at 4:34 P.M. to the joint meeting of the Planning Commission and transportation and Circulation Committee on March 12, 2009 at 6 p.m.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary