



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 036-06

900-1100 LAS POSITAS ROAD (VERONICA MEADOWS)

ANNEXATION

AUGUST 24, 2006

**APPLICATION OF PEAK LAS POSITAS PARTNERS FOR THE 900-1100 BLOCK OF LAS POSITAS ROAD (VERONICA MEADOWS SPECIFIC PLAN), APNs 047-010-011, 047-010-016, 047-061-026, AND A PORTION OF 047-010-053, CURRENT COUNTY ZONING: 8-R-1 SINGLE-FAMILY RESIDENTIAL (8,000 SQ. FT. MIN. LOT SIZE), AND RR-20 RURAL RESIDENTIAL (20-ACRE MIN. LOT SIZE); CURRENT COUNTY COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE AND RESIDENTIAL RANCHETTE, ONE UNIT PER 20 ACRES (MST99-00608)**

The proposed project involves the annexation of approximately 50 acres, located between Campanil Hill and Las Positas Road, to the City of Santa Barbara. Upon annexation, the subject lots would have various General Plan Land Use and Zoning Designations, described in further detail below.

Approximately 35.7 acres would be dedicated open space with a general plan designation of Major Hillside, Open Space, Stream/Buffer & Pedestrian/ Equestrian Trail. Approximately 14.8 acres would be designated for residential use, with a General Plan designation of residential, 2 units per acre and Specific Plan 9 (Veronica Meadows Specific Plan) as the site's zoning designation. The proposed Specific Plan would permit up to 15 homes with access required from the end of Alan Road. A 50-foot buffer between future parcels and the top-of-bank of Arroyo Burro Creek would be maintained, and creek stabilization and restoration along both banks of Arroyo Burro Creek would be required.

A conceptual proposal and map to show a potential layout for the future subdivision and development of the site has been prepared by the applicant. This plan includes: 15 residential lots, three of which are located near the current terminus of Alan Road; a 50-foot setback from the top of bank, with development envelopes for the homes located 100 feet from the top of bank; a public road connecting the development to Alan Road; creek restoration and stabilization; and an easement for the purposes of constructing a pedestrian and bike bridge at the southern portion of the parcel, spanning Arroyo Burro Creek.

### **Items for Consideration, Discussion and Comment by the Planning Commission:**

1. Annexation of the subject parcels (APNs 047-010-011, 047-010-016, 047-061-026 and the 4.49-acre portion of 047-010-053) to the City of Santa Barbara;
2. A Lot Line Adjustment to remove a 4.49-acre portion from APN 047-010-053 and attach it to APN 047-010-016 (Gov. Code §66412);
3. Adoption of Specific Plan (SP-9) – Veronica Meadows Specific Plan;
4. General Plan Amendment, upon annexation, to add the subject parcels to the City's General Plan Map with the following designations: APNs 047-010-016, 047-061-026, and the 4.49-acre portion of 047-010-053 would have a General Plan Land Use Designation of Residential, Two Dwelling Units per Acre; APN 047-010-011 would be designated Major Hillside, Open Space, Buffer/Stream, and Pedestrian/Equestrian Trail;

5. Zoning Map Amendment, upon annexation, to designate APNs 047-010-011, 047-010-016, 047-061-026 and the 4.49-acre portion of 047-010-053 as SP-9, Veronica Meadows Specific Plan. Any portion of the involved properties located within the Coastal Zone would also be designated as SD-3, Coastal Overlay Zone;
6. Hillside Design District Map Amendment, upon annexation, to add the subject parcels to the Hillside Design District (SBMC §22.68.110); and
7. Local Coastal Plan Amendment, upon annexation, to add the portion of APNs 047-061-026 and 047-010-016 located within the Coastal Zone boundary to the City's Local Coastal Plan.

**Required City Council Actions:**

1. Request to Santa Barbara County Local Agency Formation Commission (LAFCO) for Annexation of the properties to the City of Santa Barbara;
2. A Lot Line Adjustment to remove a 4.49-acre portion from APN 047-010-053 and attach it to APN 047-010-016 (Gov. Code §66412);
3. Adoption of Specific Plan 9;
4. General Plan Amendment upon annexation, as described above;
5. Zoning Map Amendments upon annexation, as described above; and
6. Local Coastal Plan Amendment, upon annexation, as described above.

**Actions by the Planning Commission following approval of the above actions by the City Council:**

7. A Tentative Subdivision Map to subdivide the parcel, including a finding of consistency with proposed Specific Plan 9. Potentially, fifteen lots would be developed with single-family homes (SBMC §27.07).
8. A Coastal Development Permit for the subdivision and development (residences, roads, creek bank repair, landscaping, grading, etc.) of the portion of the project within the appealable and non-appealable jurisdictions of the Coastal Zone (SBMC §28.45.009); and
9. Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of a building footprint, and to allow the total aggregate floor area of all structures to exceed 6,500 sq. ft., within the Hillside Design District (SBMC §22.68.070).

A Final Environmental Impact Report (ENV99-00608) has been prepared and certified for the project, and prior to an action on the project, the City Council must make findings pursuant to the California Environmental Quality Act Guidelines Sections 15091 (Findings) and 15093 (Statement of Overriding Considerations).

**WHEREAS**, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak in favor of the application, and 13 people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 17, 2006
2. Site Plans
3. Correspondence received in opposition to the project:

- a. Daniel McCarter, via email
  - b. Elaine Bowie, 545 Alan Road, S.B., CA 93109
  - c. Gary W. Schumacher, 516 Alan Road, S.B., CA 93109
  - d. Jeff, Kara, Holland and Joele Ruppert, 561 Alan Road, S.B., CA 93109
  - e. Patricia Fowley, The Braemar Ranch Homeowners Association, via email
  - f. Ridge Baccash, letter distributed at hearing
  - g. Natasha Heifetz Campbell, 1130 Del Sol Avenue, S.B., CA 93109
  - h. Steven H. Dougherty, 414 Alan Road, S.B., CA 93109
4. Correspondence received on other matters related to the project:
- a. Walter Knapp, 113 Vista Del Monte Drive, S.B., CA 93109

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission:

- I. Recommended that the City Council consider the following motions that were passed and adopted on the 24<sup>th</sup> day of August, 2006, by the Planning Commission of the City of Santa Barbara:
  - A. Recommendation to City Council to approve the Annexation, Lot Line Adjustment and Hillside Design District Map Amendment, adoption of Specific Plan, General Plan Amendment, Zoning Map Amendment, Local Coastal Plan Amendment, making the findings outlined in the Staff Report, forwarding the following comments:
    1. Pedestrian bridge should be at the northern end of the property opposite Jerry Harwin Parkway and should connect to an easement to the public road, not to a path on the east side of Arroyo Burro Creek;
    2. Campanil Drainage should remain open and above ground, to the absolute extent feasible;
    3. Varied opinions were expressed regarding the adequacy of the creek setback; 2 commissioners supported the proposed 50' setback; 1 commissioner supported a 75' setback and 1 supported a 100' setback;
    4. 15 units is acceptable, although some commissioners suggested that the units be smaller in order to be more compatible with the Alan Road neighborhood; and
    5. Consider further clustering the units to allow greater creek setbacks and the open Campanil Drainage.

This motion carried by the following vote:

AYES: 3 NOES: 1 (White) ABSTAIN: 0 ABSENT: 3 (Jostes/Jacobs/Larson)

B. Recommendation that City Council reconsider the vehicular/pedestrian bridge across the creek, to allow vehicular access to the proposed project from Las Positas Road, forwarding the following comments:

1. Substantially improved emergency access and evacuation for the new development in a High Fire Hazard Zone, by not extending a long dead-end road;
2. Substantially reduced effect on the Alan Road neighborhood; and
3. Reduced concerns regarding compatibility of development with the existing houses on Alan Road.

This motion carried by the following vote:

AYES: 3 NOES: 1 (White) ABSTAIN: 0 ABSENT: 3 (Jostes/Jacobs/Larson)

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

  
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Julie Rodriguez, Planning Commission Secretary

  
\_\_\_\_\_  
Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.