



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

Vice Chair Addison S. Thompson
Commissioner Charmaine Jacobs - *Absent*
Commissioner Sheila Lodge

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JUNE 4, 2009
1:00 P.M.**

NOTICES:

- A. TUESDAY, JUNE 2, 2009 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
2105 Anacapa Street
1712 Anacapa Street

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, JUNE 4, 2009 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. 335 W, Carrillo Street and 922 Castillo Street (Casa las Fuentes) – *Level 3 Substantial Conformance*
Case Planner: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

**** Discussion held. ****

2. 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. ****

3. Review and consideration of the following Planning Commission Resolutions and Minutes:
 - a. Draft Minutes of April 16, 2009
 - b. Resolution 012-09
124 Las Aguajes Avenue
 - c. Resolution 013-09
2515 Medcliff Road
 - d. Resolution 014-09
1109 Luneta Place

**** Review deferred to regular meeting. ****

- C. 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
- 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 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.
- E. 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.
- F. 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.

- 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:

****Roll call taken at 1:04 P.M.
Commissioners Larson and Jacobs absent;
Commissioner Bartlett arrived at 2:35 P.M. ****

II. PRELIMINARY MATTERS:

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

**** Item VI., 1 Adams Road was heard out of order. ****

- 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 ITEM:

ACTUAL TIME: 1:08 P.M.

APPLICATION OF J. MICHAEL HOLLIDAY, ARCHITECT FOR LEN HOMENIUK & MARINA STEPHENS PROPERTY OWNERS, 3339 CLIFF DRIVE, APN 047-082-015, A-1, SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT/ACRE, BLUFF (MST2008-00419)

The site is currently developed with a 3,231 square foot single-family residence and 605 square foot attached garage. The proposed project consists of a 915 sf second story and 415 sf ground floor addition, 181 sf of new second story deck areas, interior remodel, replacement of the septic system, and various landscape and hardscape changes. The project is located on a 1.3-acre lot in the Hillside Design District and Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is:

A Coastal Development Permit (CDP2008-00019) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures).

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

**** Approved Coastal Development Permit.**

Jostes/Lodge Vote: 4/0

Abstain: 0

Absent: 3 (Bartlett, Larson, Jacobs)

Resolution No. 019-09. **

IV. STAFF HEARING OFFICER APPEALS:

ACTUAL TIME: 1:10 P.M.

- A. **APPEAL OF PATRICIA AOYAMA ON THE STAFF HEARING OFFICER'S APPROVAL OF THE APPLICATION OF EAST BEACH VENTURES FOR THE DISRAELI LIVING TRUST, 2140 MISSION RIDGE ROAD, APN 019-071-003, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION:1 UNIT PER ACRE (MST2008-00318)**
Continued from May 7, 2009.

The 15,745 square foot project site is currently developed with a single family residence, attached 2-car garage, swimming pool, and detached accessory building. The proposed project involves a 1,000 square foot first floor addition and 79 square foot second story addition to the residence, and 96 square feet of new accessory space. Nine existing trees are proposed to be removed. The discretionary application required for this project is a Modification to permit the addition to be located within the required Open Yard Area (SBMC §28 15.060). On March 11, 2009, the Staff Hearing Officer made the required findings and approved the request. This is an appeal of that action.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: RMilazzo@SantaBarbaraCA.gov

**** Denied appeal.**

Lodge/White Vote: 4/0

Abstain: 0

Absent: 3 (Bartlett, Larson, Jacobs)

Resolution No. 020-09. **

ACTUAL TIME: 2:35 P.M.

Commissioner Bruce Bartlett arrived at the dais at 2:35 P.M

B. APPEAL OF TONY FISCHER ON BEHALF OF THE FRIENDS OF OUTER STATE STREET ON THE APPLICATION OF BRITT JEWETT FOR BARBARA MATHEWS, 2105 ANACAPA STREET, APN 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00311)

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. Current development on site consists of a single family residence and detached garage. The proposed project involves demolition of the existing structures and the construction of a 3,339 square foot single family residence and attached 420 square foot garage. The discretionary applications required for this project are Modifications to allow construction within both thirty-foot front setbacks (SBMC §28.15.060). On March 25, 2009, the Staff Hearing Officer made the required findings and approved the request. This is an appeal of that action.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: RMilazzo@SantaBarbaraCA.gov

**** Denied appeal with recommendations made
to Single Family Design Board.
White/Lodge Vote: 5/0
Abstain: 0
Absent: 2 (Larson, Jacobs)
Resolution No. 021-09. ****

V. CONCEPT REVIEW:

ACTUAL TIME: 3:42 P.M.

APPLICATION OF PAUL ZINK, ARCHITECT FOR RICHARD UNTERMANN AND GAIL ELNICKY, 1712 ANACAPA STREET, 027-111-014 R-2 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS PER ACR (MST2008-00435)

The project site is located at 1712 Anacapa Street between Valerio Street and Islay Street. The project includes a proposal to subdivide the existing 23,160 square foot lot into three lots that would have one single-family residence on each proposed lot. Parcel 1 would be 8,140 square feet, and would include a new two-story 2,650 square foot single-family

residence with a new two-car garage. Parcel 2 would be 7,020 square feet, with a new two-story 2,440 square foot square foot single-family residence with a new two-car garage. Parcel 3 would be 8,000 square feet, and would be the site for a new two-story 2,720 square foot single-family residence with a new two-car garage. Pedestrian and vehicular access for all three units would be provided by a new 16 foot wide easement along the northwest property line. A total of 869 cubic yards of grading is proposed for the existing parcel.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design with an emphasis on General Plan consistency. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

The discretionary applications required for this project are:

- A. A Tentative Subdivision Map for a one-lot subdivision to create three (3) new lots (SBMC 27.07);
- B. Two (2) Street Frontage Modifications to allow each of the newly created lots to have less than the required 60 feet of frontage on a public street (SBMC §28.15.080);
- C. A Public Street Frontage Waiver from the requirement that each lot created by a new subdivision shall front upon a public street or private driveway serving no more than two lots (SBMC 22.60.300); and
- D. Design Review by the Single Family Design Board (SBMC §22.69).

Case Planner: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov

**** Review held. ****

VI. CONSENT ITEM:

ACTUAL TIME: 1:07 P.M. This item was heard out of order.

APPLICATION OF STEVE CAMPBELL ON BEHALF OF THE GOLETA WEST SANITARY DISTRICT, 1 ADAMS ROAD, 073-045-003, A-F/S-D-3, AIRPORT FACILITIES, AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST 2009-00146, CDP2009-00006) Rescheduled from May 21, 2009

The proposed project consists of the installation of a polyvinyl chloride (PVC) conduit system connecting existing monitoring wells with a vacuum blower, two air compressors, and pumps to extract and treat gasoline contaminated soil and ground water. The purpose

of this project is to facilitate the remediation of soil and groundwater contamination associated with an underground storage tank removed in 2006. The proposed project site is on Santa Barbara Airport Property under lease to the Goleta West Sanitary District. The discretionary application required for this project is a Coastal Development Permit to construct a soil and groundwater remediation conduit and filtration system in the Appealable Jurisdiction of the Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15304.

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

**** Approved Coastal Development Permit.
White/Jostes Vote: 4/0
Abstain: 0
Absent: 3 (Bartlett, Larson, Jacobs)
Resolution No. 018-09. ****

VII. NEW ITEMS:

ACTUAL TIME: 4:40 P.M.

A. APPLICATION OF LISA PLOWMAN, AGENT FOR PROPERTY OWNER WESTMONT COLLEGE, 505, 509 W. LOS OLIVOS ST., 2121 OAK PARK LN., APNs 025-210-012, -004, -014, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2007-00470) Continued from May 7, 2009.

The 13 unit condominium project includes a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction three new buildings containing nine new three-bedroom units and one new two-bedroom unit; addition to an existing apartment building; and remodel and conversion of the apartment building into two three-bedroom condominiums and one two-bedroom condominium. Parking for the converted apartment building would be provided by one uncovered and five covered spaces in the existing carport and parking for the ten newly-constructed units would be provided in two-car garages attached to each unit. Three guest parking spaces would also be provided on site. The proposed development would total 24,635 sf on the 32,550 sf lot. Two of the three-bedroom units would be provided to Middle Income Households using a target income of 130% of AMI consistent with the Inclusionary Housing Ordinance.

The discretionary applications required for this project are:

1. Modification to allow a reduction of the required 15 ft front yard setback for the three-story building on W. Los Olivos St. (SBMC §28.92.026.A);

2. Modification to allow a reduction of the required 15 ft separation between buildings (SBMC §28.92.026.A);
3. Tentative Subdivision Map for a one-lot subdivision to create 13 residential condominium units (SBMC 27.07 and 27.13); and
4. Condominium Conversion Permit to convert four existing residential units to three condominium units (SBMC 28.88).

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 Projects).

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

**** Approved with added conditions.
Jostes/Bartlett Vote: 3/1 (Thompson)
Abstain: 0
Absent: 3 (Larson, Jacobs, White)
Resolution No. 022-09. ****

ACTUAL TIME: 5:49 P.M.

- B. APPLICATION OF TRUDI CAREY, AGENT FOR GIARDINI DI CIPRIANI, LLC, 455, 457, 459 N. HOPE AVENUE, APNs 057-170-012, 057-191-011 & -014, COUNTY ZONING: 8-R-1 (SINGLE FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 8,000 SQUARE FEET PER UNIT), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE (MST2006-00564)**
Continued from May 21, 2009.

The City received a request from Trudi Carey of The Carey Group, Inc., agent for property owner Giardini di Cipriani, LLC, for initiation of annexation of the 2.92 acre lot known as 457 and 459 N. Hope Ave. (APN 057-170-012). Upon annexation, the owner intends to subdivide the property into nine residential lots. In addition, due to previously-imposed conditions on the adjoining property to the south, staff requests initiation of annexation of the 0.25 acre lot known as 455 N. Hope Ave. (APN 057-191-011) and the 0.14 acre driveway lot (APN 057-191-014) serving the residence at 455 N. Hope Ave. These two lots are owned by the Anderson Family Revocable Trust, and no improvements are proposed as this time. The three subject lots are located within the City's Sphere of Influence, and adjoin parcels already in the City. At this time, the discretionary action required for the project is **Initiation of Annexation** (SBMC Chapter 28.96).

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

**** Recommended Initiation of Annexation.**

Jostes/Lodge Vote: 4/0

Abstain: 0

Absent: 3 (Larson, Jacobs, White)

Resolution No. 023-09. **

VIII. ENVIRONMENTAL HEARING:

ACTUAL TIME: 7:00 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 proposed EIR scope of analysis, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. The proposed EIR scope of analysis would include evaluation of project environmental effects associated with biological resources and traffic trips. An Initial Study, describing potentially significant impacts as well as potentially significant, but mitigable, and less than significant impacts in other issue areas, is available for review at the City Planning Division located at 630 Garden Street, or online at www.SantaBarbaraCA.gov/eir. The comment period on the document ends on **June 22, 2009**.

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. ****

IX. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 8:43 P.M.

**PROPOSED ZONING ORDINANCE AMENDMENT SECTION 28.87.300
DEVELOPMENT PLAN REVIEW AND APPROVAL.**

In November 1989, city voters approved an amendment to the City Charter (Measure E, Charter Section 1508) regulating non-residential growth in the City. The growth management limitations are implemented through the City's Zoning Ordinance 28.87.300. Charter Section 1508 will sunset on January 1, 2010, and the proposed amendment is to continue the same development review standards consistent with Charter Section 1508 in the Zoning Ordinance until 2015 while the City completes its current General Plan update known as *Plan Santa Barbara*. Once new growth limitations are established for the next 20 years, along with policies and standards to implement the growth management program, the codes will updated.

The Council is considering this proposed Zoning Ordinance Amendment to continue to 2015 the existing standards for review of non-residential construction projects. All other provisions of the Zoning Ordinance will remain the same. The purpose of the Planning Commission hearing is for review of the ordinance amendment before forwarding to the Council its recommendation on adoption. It is estimated that Council would review the amendment in June of 2009.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

Case Planner: Bettie Weiss, City Planner
Email: BWeiss@SantaBarbaraCA.gov

**** Recommendation made to City Council for amendment
to extend the ordinance's sunset date to January 1, 2012.**

Jostes/Bartlett Vote: 3/1 (Lodge)

Abstain: 0

Absent: 3 (Larson, Jacobs, White)

Resolution No. 024-09. **

X. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 9:08 P.M.

A. Committee and Liaison Reports.

**** None. ****

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

**** None ****

- C. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.

**** Continued to June 11, 2009.**

Jostes/Bartlett Vote: 4/0

Abstain: 0

Absent: 3 (Larson, Jacobs, White)**

XI. ADJOURNMENT:

**** Meeting adjourned at 9:12 P.M. ****