



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, JUNE 11, 2009
1:00 P.M.**

NOTICES:

A. TUESDAY, JUNE 9, 2009
SITE VISIT

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
203 Chapala Street
415 Alan Road
226-232 Eucalyptus Hill (for June 18th Meeting)
920 Summit 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, JUNE 11, 2009
LUNCH

12:00 NOON
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. Noise threshold as related to environmental review – Discussion item Rescheduled from May 21, 2009

Case Planner: Debra Andaloro, Senior Planner
Email: DAndaloro@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. ****

- 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.

I. **ROLL CALL**

**** Roll Call taken:
Commissioner Jostes absent;
Commissioner Jacobs arrived at 3:50 P.M. ****

II. **PRELIMINARY MATTERS:**

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

**** No Requests were made. ****

- B. Announcements and appeals.

**** No 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. **NEW ITEMS:**

ACTUAL TIME: 1:07 P.M.

- A. **APPLICATION OF PATSY STADELMAN, BROWNSTEIN HYATT FARBER SCHRECK, LLP, AGENT FOR ANDREW M. SEYBOLD, 415 ALAN ROAD, APN 041-091-024, A-1/SD-3, ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, ONE UNIT PER ACRE (MST2009-00083)**

The proposal is a request to initiate a Zone Change, General Plan Amendment and Local Coastal Program Amendment for a portion of the parcel (proposed parcel B) located at 415 Alan Road, from A-1/SD-3 (One-Family Residence/Coastal Overlay Zone) to E-3/SD-3 (One-Family Residence/Coastal Overlay Zone) and from Residential, one unit per acre to Residential, five units per acre.

If the initiation requests are approved, the proposed project would also require a Tentative Subdivision Map to allow a subdivision of the parcel into two lots, a Lot Area Modification to allow less than the required lot area for one lot (proposed parcel A) and a Coastal Development Permit.

The initiation requests are as follows:

1. Initiation of a Zone Change from A-1/SD-3 (One Family Residence/Coastal Overlay Zone) to E-3/SD-3 (One Family Residence/Coastal Overlay Zone);
2. Initiation of a General Plan Amendment from Residential, One unit per acre to Residential, Five units per acre; and
3. Initiation of a Local Coastal Program Amendment to accept the Zone Change.

Case Planner: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

**** Denied the initiation of a Zone Change, General Plan Amendment
and Local Coastal Program Amendment.
Lodge/White Vote: 3/2 (Bartlett, Thompson)
Abstain: 0
Absent: 2 (Jacobs/Jostes)
Resolution No. 025-09. ****

ACTUAL TIME: 2:00 P.M.

**B. APPLICATION OF CEARNAL ANDRULAITIS, LLP, ARCHITECT FOR
RICHARD SANDERS INVESTMENTS, 203 CHAPALA STREET, APN
033-041-001, R-4 AND SD-3 ZONES, GENERAL PLAN DESIGNATION:
HOTEL AND RESIDENTIAL (MST2007-00634, CDP2009-00007)**

The project involves demolition of 9,909 square feet of an existing 11,211 square foot commercial building, and construction of a 12,367 square foot addition, resulting in 13,669 square feet of floor area on the 20,553 square foot parcel. The building would change from commercial to residential use with seven new residential condominiums (four 3-bedroom and three 2-bedroom units). The maximum building height would be 33 ft. Sixteen parking spaces would be provided in seven private garages, two carports, and two uncovered guest parking spaces.

The discretionary applications required for this project are:

1. Modification to allow a portion of the existing building to remain within the front setback on Yanonali Street (SBMC Subsection 28.21.060.A.2.a and §28.92.100.A);
2. Modification to allow the accessible access aisle encroach into the ten foot front setback on Los Aguajes Avenue (SBMC Subsection 28.21.060.A.3 and §28.92.100.A);
3. Modification to allow the second story of the building to encroach four feet into the ten foot rear setback (SBMC Subsection 28.21.060.C.2 and §28.92.100.A);

4. Coastal Development Permit (CDP2009-00007) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
5. Tentative Subdivision Map for a one-lot subdivision to create seven residential condominium units (SBMC Chapters 27.07 and 27.13).

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).

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

****Approved the project with added conditions.**

White/Thompson Vote: 5/0

Abstain: 0

Absent: 2 (Jacobs/Jostes)

Resolution No. 026-09. **

IV. ENVIRONMENTAL HEARING:

ACTUAL TIME: 2:34 P.M.

APPLICATION OF STEVE WELTON, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES FOR MONTECITO COUNTRY CLUB; 920 SUMMIT ROAD; APN: 009-091-014, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, 015-280-014, 015-300-001, 015-300-002, 015-300-003; A-2/S-D-3 AND E-2 ZONES; GENERAL PLAN DESIGNATION: OPEN SPACE AND RESIDENTIAL – TWO UNITS PER ACRE (MST2005-00831)

The proposed project is an amendment to the Montecito Country Club Conditional Use Permit (CUP). The project site is approximately 117 acres in size, and is made up of approximately ten parcels located immediately north of Old Coast Highway. The project involves several changes to the site plan of the existing Montecito Country Club and Golf Course (MCC), including a redesign of the existing golf course, consisting of grading, removal of 361 trees, a habitat restoration and revegetation plan, and replacement fencing; improvements to the facade of the existing clubhouse and surrounding area; demolition of the existing maintenance buildings (4,211 sq. ft.), cart barn (12,510 sq. ft.), tennis pro shop (618 sq. ft.) and flammable materials building (232 sq. ft.); and construction of a new maintenance building (7,771 sq. ft.), new golf pro shop (1,133 sq. ft.), new tennis pro shop (580 sq. ft.), four new tennis courts and a new cart barn (9,407 sq. ft.). The project would result in the construction of 982 net square feet of additional square footage. Parking at the site would be reconfigured and increased in number from 335 spaces to 400 spaces (268 paved, 132 grass), as originally required by the existing CUP, based on a membership of 680. The project would involve approximately 106,000 cubic yards of cut and 86,000 cubic yards of fill, which would be balanced on site.

No formal action on the development proposal will be taken at the environmental hearing.

The discretionary applications required for this project are:

1. A Modification to allow fencing to exceed 3-½ feet in height along the front lot lines (SBMC §28.92.110.A.3);
2. A Coastal Development Permit (CDP2008-00021) for the portion of the project (grading and vegetation removal) that is within the Appealable and Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
3. A Development Plan to allow the construction of 7,771 square feet of nonresidential development on APN 009-091-020 (SBMC §28.87.300); and
4. A Conditional Use Permit Amendment to permit the proposed changes to the site plan for the Montecito Country Club (SBMC 28.94).

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

**** Hearing held. ****

V. DISCUSSION ITEM:

ACTUAL TIME: 3:41 P.M.

Commissioner Jacobs arrived to the dais at 3:50 P.M.

DRAFT UPDATED UPPER STATE STREET AREA DESIGN GUIDELINES.

The draft guidelines constitute an update to the 1992 Upper State Street Area Design Guidelines. The guidelines are generally for public and City hearing body use in the formulation and review of development proposals. The updated guidelines are largely adapted from the Upper State Street Study adopted by City Council in May 2007. Staff will present the guidelines and recommends the Architectural Board of Review (ABR) and Planning Commission (PC) review and recommend the guidelines to the City Council for adoption.

Case Planner: Heather Baker, Project Planner
Email: HBaker@SantaBarbaraCA.gov

**** Discussion held. ****

VI. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:46 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.

**** Review given. ****

VII. ADJOURNMENT:

**** Meeting adjourned at 4:51 P.M. ****