



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

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

**PLANNING COMMISSION
SPECIAL FINISHED AGENDA
JULY 23, 2009**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
12:00 P.M.**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
3:30 P.M.**

- A. 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

- B. **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.

- C. 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.

- D. 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.
- E. 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 Jacobs arrived at 12:29 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.

**** Announcements were made.**

The Planning Commission meeting of August 13, 2 2009 has been cancelled.

The next meeting will be on August 20, 2009.**

- 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. WORK SESSION:

ACTUAL TIME: 12:08 P.M.

PLAN SANTA BARBARA WORK SESSION:

Staff will present a summary of the economic feasibility analysis prepared for the June 24th and 25th workshops, as well as a summary of the workshop results for Planning Commission discussion and direction. The previous discussion of the draft Land Use

map from the June 18th meeting will be continued as part of this worksession. This is a Planning Commission discussion item; no formal Commission action will be taken on *Plan Santa Barbara*.

Case Planner: John Ledbetter, Principal Planner
Email: JLedbetter@SantaBarbaraCA.gov

**** Work session held. ****

Chair Larson called a recess at 3:04 P.M and reconvened the meeting at 3:30 P.M. at City Council Chambers.

Commissioner White did not return to the dais when the meeting reconvened.

IV. CONSENT ITEM:

ACTUAL TIME: 3:32 P.M.

APPLICATION OF ELVA ROGERS, AGENT FOR CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY, 6401 HOLLISTER AVENUE, 073-045-003, G-S-R, S-D-3, GOLETA SLOUGH RESERVE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RECREATIONAL OPEN SPACE (MST 2008-000432, CDP2009-00005)

The project consists of the installation of two groundwater monitoring wells in wetlands south of Hollister Avenue on Santa Barbara Airport property in the appealable jurisdiction of the Coastal Zone. Installation of these wells is required by the Santa Barbara County Fire Department as part of the site assessment for MTBE contamination associated with a former Chevron gas station that was located at 6470 Hollister Avenue. The 6-inch diameter wells would be manually drilled to a depth of approximately 10 feet. Soil samples would be collected from the boring material, and the wells would be completed with 2-inch diameter Schedule 40 PVC casings that would extend above the ground and be encased in a well monument set into a small concrete pad so that the wells can be located year-round. The proposed wells would be fully removed after one year of quarterly monitoring, or as directed by the County Fire Department. The area occupied by the wells would then be filled in and replanted with native wetland vegetation. The proposed project also includes the restoration of eight square feet of habitat to mitigate the temporary loss of wetland habitat associated with the installation of the two wells.

The Planning Commission will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

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

**** Approved Mitigated Negative Declaration.**

Lodge/Jostes Vote: 6/0

Abstain: 0

Absent: 1 (White)

Resolution No. 028-09. **

V. **STAFF HEARING OFFICER APPEAL:**

APPLICATION OF BRENT DANIELS, AGENT FOR CYNTHIA HOWARD, 226 & 232 EUCALYPTUS HILL DRIVE, APN 015-050-017 & 015-050-018, A-2, ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWO UNITS PER ACRE (MST2004-00349)

****NOTE: This project was initially scheduled to be heard on June 18, 2009 and was continued to July 23, 2009. The hearing is now rescheduled for August 20, 2009.**

This is an appeal of the denial of the project by the Staff Hearing Officer. The proposed project involves a lot line adjustment between two parcels (2.82 and 2.75 acres in size) by realigning the dividing lot line from a north-south direction to an east-west direction, and resulting in two parcels of 2.47 acres (Parcel 1, upper parcel) and 3.10 acres (Parcel 2, lower parcel). Parcel 1 would have an average slope of 21.3% and Parcel 2 would have an average slope of 22.5%, both parcels sloping north to south. An existing single-family residence, greenhouse foundation, and hardscape driveway would be removed, and two new single-family residences are proposed on each parcel. Parcel 1 would include a 6,129 square foot residence with an attached 743 square foot garage, and a 1,517 square foot residence with a 320 square foot garage, and a detached 430 square foot garage. Parcel 2 would include a 3,927 square foot residence with an a 747 square foot attached garage, and a 1,786 square foot residence with a 352 square foot subterranean garage. The project site is currently accessed from Eucalyptus Hill Drive, a private road, by an existing unimproved driveway which extends to the southern portion of the properties. This driveway would be improved to facilitate access to the proposed lower parcel, via an easement though the upper parcel. The total grading quantities proposed for the development of both parcels include 3,090 cubic yards of cut and 2,830 cubic yards of fill.

The discretionary applications required for this project are:

1. Lot Line Adjustment to allow adjustment of the property line between two existing parcels (SBMC§27.40);
2. Street Frontage Modifications to allow less than the required 100 feet of frontage on a public street for each parcel (SBMC§28.15.080); and
3. Performance Standard Permits to allow an additional dwelling unit on each parcel (SBMC§28.93.030.E).

The Planning Commission will consider adoption of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

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

**** Will be heard August 20, 2009. ****

VI. **NEW ITEM:**

ACTUAL TIME: 3:35 P.M.

APPLICATION OF LISA PLOWMAN, AGENT FOR SOUTHERN CALIFORNIA-NEVADA CONFERENCE – UNITED CHURCH OF CHRIST, 230 LIGHTHOUSE ROAD, APN: 045-021-021, E-3/S-D-3 ONE FAMILY RESIDENCE/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2006-00455)

The project consists of an eight-lot residential subdivision of an existing 1.6-acre site. The project does not include construction of individual homes. The existing church and all existing site improvements would be demolished. Two private driveways (one at the northern boundary and one at the southern boundary of the project site) would provide vehicular access to all of the lots. A common walkway and landscaping (“walkstreet”) would be provided down the center of the site to provide pedestrian access to each of the lots. Lot sizes would range from approximately 8,552 to 9,728 net square feet. Six lot frontage modifications would be required for the project. An uncovered guest parking space is proposed as part of the future development of each lot, and a conceptual landscape plan has been developed.

Although the project (as identified in the public notice) originally included two development options, the applicant has withdrawn the request for Option 1, which was a ten-lot subdivision that included three affordable lots. Therefore, only the project previously identified as Option 2 is currently proposed.

The discretionary applications required are:

1. Tentative Subdivision Map (TSM) for an eight-lot subdivision (SBMC Chapter 27.07);
2. Lot Frontage Modifications (6) to allow six of the lots to have less than the required 60 feet of frontage on a public street (SBMC §28.92110, A, 2);
3. Public Street Frontage Waiver (2) to allow more than two lots to be served by a private driveway (SBMC §22.60.300);
4. Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44.060); and
5. Design Review Approval by the Single Family Design Board (SFDB) (SBMC, Chapter 22.69).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332.

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

**** Approved project with revised conditions.
Thompson/Lodge Vote: 6/0
Abstain: 0
Absent: 1 (White)
Resolution No. 029-09.****

Commissioner Jostes left the dais at 4:24 P.M.

VII. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:25 P.M.

A. Staff Discussions

1. 810 Bond Avenue and 516 N. Nopal Street – *Level 3 Substantial Conformance Determination*
Case Planner: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

**** Discussion to remove line from original conditions of approval.
Thompson/Bartlett Vote: 5/0
Abstain: 0
Absent: 2 (Jostes, White)****

Commissioner Jacobs left the dais at 4:40 P.M.

2. 2559 Puesta Del Sol – *Level 3 Substantial Conformance Determination*
Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov

**** Supported approval of Substantial Conformance Determination request.
Lodge/Thompson Vote: 4/0
Abstain: 0
Absent: 3 (Jacobs, Jostes, White)**

B. Committee and Liaison Reports

**** Reports given ****

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

1. Draft Minutes of June 18, 2009

2. Resolution 027-09
2215 Edgewater Way

**** Approved Minutes as corrected.**

Thompson/Bartlett Vote: 4/0

Abstain: 0

Absent: 3 (Jacobs, Jostes, White)

Approved Resolution 027-09 with correction to B.1.

Bartlett/Thompson Vote: 4/0

Abstain: 0

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

VIII. ADJOURNMENT:

**** Meeting adjourned at 4:55 P.M. ****