



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
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, SEPTEMBER 10, 2009
1:00 P.M.**

NOTICES:

- A. TUESDAY, SEPTEMBER 8, 2009 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
631 Olive 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 visit held. ****

- 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. ****

II. PRELIMINARY MATTERS:

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

**** Requests were made. ****

- 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. POST CITY COUNCIL APPEAL:

ACTUAL TIME: 1:07 P.M.

APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, AGENT FOR ORIENT EXPRESS HOTELS, TRAINS & CRUISES, EL ENCANTO HOTEL AND GARDEN VILLAS, 1900 LASUEN ROAD, APN 019-170-022, R-2/4.0/R-H: TWO FAMILY RESIDENTIAL/ 4 UNITS PER ACRE/ RESORT-RESIDENTIAL HOTEL ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS/ACRE (MST2007-00140)

The proposal is a project revision to the approved El Encanto Hotel Revised Master Plan. The proposed project consists primarily of revisions to the design of the northwest corner of the project site. The proposal consists of three, one-story cottages (#37, 38 & 39) above an underground, 42-space, valet parking garage. The operations/back of house facilities would be located in the three cottages. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29. As a result of relocating the parking underground, one parking space would be relocated to the Mission Village underground valet parking garage located in the northeast corner.

The proposal also includes 900 square feet of additional underground mechanical space that was not previously proposed in the Mission Village underground valet parking garage.

All other components of the Revised Master Plan remain as approved on February 12, 2009.

The discretionary applications required for this project revision are:

1. Modification to allow the above-ground portion of the underground parking structure to encroach into the front setback along Alvarado Place (SBMC§28.27.050);
2. Modifications to provide less than the required distance between buildings in the northwest corner (SBMC§28.27.050.2); and
3. Transfer of Existing Development Rights of 6,000 square feet (instead of 10,000 square feet as previously approved) of non-residential floor area to the project site (SBMC§28.95).

The Planning Commission will consider approval of the Addendum to the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15164.

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

**** Approved the Addendum to the Mitigated Negative Declaration
and approved the project with an additional condition.**

Jostes/Thompson Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 034-09. **

Note: the following two items were heard out of order:

IV. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 3:52 P.M.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself due to a contractual relationship with the Appellant and left the dais at 2:29 P.M.

APPEAL BY HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA OF THE STAFF HEARING OFFICER'S APPROVAL OF THE APPLICATION OF SEFTON GRAHAM FOR THE GREEN LIGHT DISPENSARY, 631 OLIVE STREET, 031-160-005 C-M ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2008-00577)

The project consists of a change of use for approximately 629 square feet of an existing 1,091 square foot single-family residence in order to establish a medical cannabis dispensary at 631 Olive Street. The remaining 462 square feet of the building would be a residential unit. The discretionary application required for this project are a Medical Cannabis Dispensary Permit (SBMC §28.80.030).

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

**Denied the appeal and upheld the decision of the Staff Hearing Officer
with an additional condition.**

Jostes/Lodge Vote: 3/1 (Larson)

Abstain: 0

Absent: 2 (Bartlett, Jacobs)

Resolution No. 036-09. **

V. NEW ITEMS:

ACTUAL TIME: 2:18 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, the following Commissioners recused themselves from hearing this item:

Commissioner Bartlett recused himself due to living adjacent to the project.

Commissioner Jacobs recused herself due to family members being members of the Montecito Country Club. She also announced that she would not be returning to the dais and left at 2:29 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 project consists of changes to the existing site plan of the Montecito Country Club and Golf Course. The project site is comprised of ten parcels totaling 114.35 acres, and is situated at the northwest corner of Old Coast Highway and Hot Springs Road. The project includes a redesign of the existing golf course, including grading, removal of trees, and a habitat restoration and revegetation plan; improvements to the exterior and perimeter of the existing clubhouse; demolition of the existing maintenance buildings, cart barn, tennis pro shop and flammable materials building; and construction of a new maintenance building, new golf pro shop, new tennis pro shop, new tennis courts and new cart barn. The project also includes construction of a new 400 square foot residential unit located above the proposed maintenance building, to be occupied by a Club employee. Net new non-residential square footage resulting from the project is approximately 1,320 square feet. The project's grading would involve approximately 106,000 cubic yards of cut and 86,000 cubic yards of fill. It is anticipated that grading associated with the project will be balanced on site. The project involves removal of 361 trees and other landscaping, including all golf course turf.

The project does not propose any substantial changes to existing operational parameters as outlined in the Club's existing Conditional Use Permit (CUP). Membership is limited to 680 members. The Club is used by members for golf, tennis and dining on a year-round basis. The Club is open 7 days a week from 7:00 am to 9:30 pm (closed Christmas and New Year's Day). The Club also includes meeting rooms, lounges, locker rooms and a golf shop, and on site functions include dinners, dances, parties, meeting and tournaments for member and guests. Additionally, the Clubhouse dining room and meeting rooms are occasionally rented to outside groups for special events such as weddings, parties, banquets and meetings. These events typically occur in the afternoon or evening hours.

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).

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: Allison De Busk, Project Planner

Email: ADebusk@SantaBarbaraCA.gov

**** Adopted Mitigated Negative Declaration and approved the project with an added condition.**

Thompson/Lodge Vote: 5/0

Abstain: 0

Absent: 2 (Bartlett, Jacobs)

Resolution No. 035-09. **

VI. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 5:22 P.M.

- A. Committee and Liaison Reports
 1. Staff Hearing Officer Liaison Report
 2. Other Committee and Liaison Reports

**** Continued reports to September 17, 2009**

Jostes/White Vote: 4/0

Abstain: 0

Absent: 2 (Bartlett, Jacobs, Thompson) **

VII. ADJOURNMENT:

**** Meeting adjourned at 5:22 P.M. ****