



**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**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, OCTOBER 8, 2009  
1:00 P.M.**

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**NOTICES:**

- A. **TUESDAY, OCTOBER 6, 2009** **7:45 A.M.**  
**SITE VISIT** 630 GARDEN STREET  
Community Development Parking Lot  
520 E. Yanonali Street  
35 State Street (La Entrada)

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, OCTOBER 8, 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. Designing and Implementing Sidewalk Corridor Improvements Along Milpas Street - *Discussion*  
Case Planners: Steve Foley, Supervising Transportation Planner, and Chelsey Swanson, Associate Transportation Planner  
Email: SFoley@SantaBarbaraCA.gov; CSwanson@SantaBarbaraCA.gov

**\*\* Discussion held. \*\***

1. 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. \*\***

2. Review and consideration of the following Planning Commission Draft Minutes and Resolutions:
  - a. Draft Minutes of September 10, 2009
  - b. Resolution 034-09  
1900 Lasuen Road
  - c. Resolution 035-09  
920 Summit Road
  - d. Resolution 036-09  
631 Olive Street

**\*\* Reviewed and considered. \*\***

- C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via [www.SantaBarbaraCA.gov/Government/Video/](http://www.SantaBarbaraCA.gov/Government/Video/) and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at [www.santabarbaraca.gov](http://www.santabarbaraca.gov) and then clicking *Online Meetings*.
- 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](http://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.

**\*\* No 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. CONSENT ITEMS:**

**ACTUAL TIME: 1:06 P.M.**

**APPLICATION OF DOUG REEVES, ARCHITECT, FOR THE CITY OF SANTA BARBARA, EL ESTERO WASTEWATER TREATMENT PLANT, 520 E. YANONALI STREET, APN 017-113-016, OM-1/SD-3, OCEAN-ORIENTED LIGHT MANUFACTURING AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2009-00011) (CDP2009-00011)**

The proposed project involves the conversion of an existing concrete storage enclosure to a new one-story, 180 square foot office at the City's El Estero Wastewater Treatment Plant.

The discretionary applications required for this project are:

1. A Development Plan to allow 180 square feet of non-residential floor area (SBMC §28.87.300); and
2. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Case Planner: Kathleen Kennedy, Associate Planner  
Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

**\*\* Approved Development Plan and Coastal Development Permit.**  
**White/Thompson Vote: 7/0**  
**Abstain: 0**  
**Absent: 0**  
**Resolution No. 038-09. \*\***

**IV. NEW ITEMS:**

**ACTUAL TIME: 1:08 P.M.**

**A. APPLICATION OF JENNIFER WELCH, AGENT FOR THE GOLETA SANITARY DISTRICT, 705 NORMAN FIRESTONE ROAD, 073-045-003, A-F, SP-6, S-D-3, AIRPORT INDUSTRIAL AREA SPECIFIC PLAN AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST 2008-00524, CDP2008-00019)**

The project consists of approximately 4,000 linear feet of sewer line and the construction of a new 400 square foot (sf) sewer lift station on a 4,560 sf site at the corner of Firestone and Donaldson Roads on Santa Barbara Airport property. The purpose of the proposed project is to replace the lift station at 6300 Hollister Avenue in Goleta with a modern lift station of comparable capacity, and to relocate it away from the site of a proposed hotel. This includes 2,100 linear feet of sewer line already installed between December 2008 and January 2009 under an Emergency Coastal Development Permit (CDP) to remove an impediment to flows in San Pedro Creek. The discretionary applications 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 completed a Master Environmental Assessment Checklist and determined the project was statutorily exempt from California Environmental Quality Act review (CEQA Guidelines §15303(d)).

Case Planner: Andrew Bermond, Associate Planner  
Email: [ABermond@SantaBarbaraCA.gov](mailto:ABermond@SantaBarbaraCA.gov)

**\*\* Approved Coastal Development Permit.  
White/Bartlett Vote: 7/0  
Abstain: 0  
Absent: 0  
Resolution No. 039-09. \*\***

**ACTUAL TIME: 1:24 P.M.**

**B. APPLICATION OF JARRETT GORIN, VANGUARD PLANNING,  
AGENT FOR RICHARD UNTERMANN AND GAIL ELNICKY  
PROPERTY OWNERS, 1712 ANACAPA STREET, APN 027-111-014, R-2,  
TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION:  
RESIDENTIAL 3 UNITS PER ACRE (MST2008-00435)**

The proposed project involves the subdivision of a 23,160 square foot parcel into three parcels. The lot is currently developed with a 2,140 square foot, two-story, single-family residence and a detached two-car garage. Proposed Parcel 1 will be 8,310 net square feet and includes remodeling the existing residence and the construction of a new two-car carport. Proposed Parcel 2 will be 7,000 net square feet and includes the demolition of the existing garage and proposed Parcel 3 would be 7,850 net square feet. No new residential development is proposed on Parcels 2 or 3 at this time. Pedestrian and vehicular access, for all three parcels, are to 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 discretionary applications required for this project are:

1. Two (2) Street Frontage Modifications to allow two of the newly created lots to have less than the required 60 feet of frontage on a public street (SBMC § 28.15.080);
2. 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
3. A Tentative Subdivision Map for a subdivision of one (1) existing lot into three (3) new lots (SBMC § 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 [Minor Land Division].

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

**\*\* Approved with added conditions.  
Jostes/Bartlett Vote: 4/3 (Jacobs, Lodge, White)  
Abstain: 0  
Absent: 0  
Resolution No. 040-09. \*\***

**V. SUBSTANTIAL CONFORMANCE:**

**RECUSALS:** To avoid any actual or perceived conflict of interest, the following Commissioners recused themselves from hearing the next item and left at the break:

Commissioner Jostes recused himself due to his wife owning property in close proximity to the project.

Commissioner Bartlett recused himself due to his firm having done work on the project.

**ACTUAL TIME: 2:39 P.M.**

**APPLICATION OF KENNETH MARSHALL, DUDEK, AGENT FOR MF SANTA BARBARA, LLC; 35, 36 AND 118 STATE STREET (“LA ENTRADA DE SANTA BARBARA”); APN: 033-081-013, 033-102-018, 033-111-013; HRC-II/S-D-3 ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II/BUFFER (MST97-00357)**

The purpose of this discussion item is to inform the Planning Commission of proposed changes to the Entrada de Santa Barbara project, as approved by the City Council on December 11, 2001, within the context of a request to the Community Development Director for a Substantial Conformance Determination (SCD).

Key proposed changes include:

- Change from 56 timeshare units to 114 hotel units and 9 timeshare units.
- Hotel amenities (conference room gym, spa, business center, lounge and breakfast area) were added, totaling 8,066 square feet.
- All back-of-house (BOH) areas now located on the subject properties, rather than off-site, resulting in 1,491 square feet of additional BOH area on the subject properties.
- Storage space for timeshare units added to Areas A, B and C.
- Revised parking plan wherein all hotel and timeshare parking is provided on Areas A and B, and Area C’s parking will accommodate all parking associated with the commercial development, Visitor Information Center and public parking.
- Main lobby and valet pick-up/drop-off relocated from Area C to Area B (along E. Mason Street).
- Guarantee for completion of Area C underground parking garage.
- Expanded public plaza on Area C.
- Less above-grade square footage, resulting in reduced mass on Area C and Area B, and improved mountain views.

- Minor changes to site plans for each Area, including changes to encroachments into required setbacks, for which modifications were originally granted.

The City Administrator will ultimately make a determination as to whether the proposed changes are in substantial conformance with the approved project.

The purpose of the discussion is to allow the Planning Commission an opportunity to review the proposed changes to the approved project and provide input to the Community Development Department with regard to the SCD request.

Case Planner: Allison De Busk, Project Planner

Email: [ADebusk@SantaBarbaraCA.gov](mailto:ADebusk@SantaBarbaraCA.gov)

**\*\* Discussion held. \*\***

**VI. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 4:45 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**\*\* Report given \*\***

2. Other Committee and Liaison Reports

**\*\* Reports given \*\***

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

**\*\* Approved Minutes and Resolutions of September 10, 2009.**

**Jacobs/Larson Vote: 4/0**

**Abstain: 0**

**Absent: 3 (Bartlett, Jostes, Larson)\*\***

**VII. ADJOURNMENT:**

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