



Chair Bruce Bartlett
Commissioner Charmaine Jacobs
Commissioner Stella Larson - *Absent*
Commissioner Deborah L. Schwartz - *Absent*

Vice Chair John Jostes
Commissioner Mike Jordan
Commissioner Sheila Lodge

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, OCTOBER 14, 2010
1:00 P.M.**

NOTICES:

- A. TUESDAY, OCTOBER 12, 2010 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
East Cabrillo Boulevard at the Union Pacific Railroad Bridge
Salinas Street at Highway 101 on & off ramps

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**** Site visit held. ****

- B. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer via 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 and then clicking *Online Meetings*.
- A. 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 the Case Planer as listed in the project

description. Our office hours are 8:30 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.

- B. 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 was taken at 1:02 P.M.
Commissioners Larson and Schwartz absent. ****

II. PRELIMINARY MATTERS:

- A. Action was taken on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
1. Draft Minutes of September 2, 2010
 2. Resolution 011-10
1220 Shoreline Drive
 3. Resolution 012-10
15 E. Cabrillo Boulevard
 4. Draft Minutes of September 9, 2010
 5. Draft Minutes of September 29 and 30, 2010 Special Meeting
 6. Resolution 013-10
Certification of the *Plan Santa Barbara* Final Environmental Impact Report
 7. Resolution 014-10
Recommendation to City Council for approval of the *Plan Santa Barbara* General Plan Update

**** Approved the minutes and resolutions as corrected.**

Jostes/Lodge Vote: 5/0

Abstain: 0

Absent: 2 (Larson, Schwartz)**

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

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

C. Announcements and appeals.

**** No Announcements were made. ****

D. 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.]

**** Sharon Byrne, Milpas Community Association,
requested time to speak on Casa Esperanza at the next hearing. ****

III. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:21 P.M.

APPLICATION OF THE 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 was to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Environmental Impact Report (EIR) for the Valle Verde project, located at 900 Calle de los Amigos, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. Written comments on the Draft EIR will be accepted through October 18, 2010. The Draft EIR for this project is currently available for review and comment and is available for review at the City Planning Division located at 630 Garden Street, or online at

www.SantaBarbaraCA.gov/eir. The Draft EIR examines the impacts that may be associated with the project in the areas of aesthetics, biology, and transportation/circulation. The comment period on the document ends on **October 18, 2010.**

No formal action on the development proposal or environmental document was taken at this hearing.

Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4565

**** Hearing held. ****

IV. DISCUSSION ITEM:

ACTUAL TIME: 3:44 P.M.

US 101 IMPROVEMENT PROJECT UPDATE

City, California Department of Transportation, and the Santa Barbara Association of Governments (SBCAG) Staff provided an update on the status of the project, as required by the Coastal Development Permit issued by the Planning Commission on December 13, 2004.

Case Planner: Michael Berman, Environmental Analyst
Email: MBerman@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4558

**** Discussion held. ****

V. CONTINUED ITEM:

ACTUAL TIME: 4:38 P.M.

APPLICATION OF LISA PLOWMAN, PEIKERT GROUP ARCHITECTS, AGENT FOR MADSEN FAMILY TRUST, 3626 SAN REMO DRIVE, APNS 053-231-010 & 053-231-011, E-3 AND SD-2 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE, BUFFER/STREAM (MST2009-00325) CONTINUED FROM SEPTEMBER 2, 2010.

This is a continuation of the Planning Commission review of this item. The project has been revised since the Planning Commission September 2, 2010 review to provide a 40 foot creek buffer on Parcels, 1, 2, and 4; a reconfigured development envelope on Parcel 4; and a larger public view easement to the main residence. Proposal to subdivide a 66,372 square foot property into four lots ranging in size between 14,166 square feet and 16,453 square feet. The project includes demolition of the garage, studio apartment, a portion of the existing residence, shed, lath house, and driveway; and development envelopes for each new lot. The project also includes construction of a new driveway, drainage improvements, implementation of a creek restoration plan, and

approximately 150 cubic yards of total grading. In addition, the project includes a view easement and preservation of the façade of the existing 3,137 square foot main residence.

The discretionary applications required for this project are:

1. Three Street Frontage Modifications to allow Parcels 1, 2, and 3 to be created with less than the required 60 feet of public street frontage (SBMC §28.15.080 and §28.92.110);
2. Three Street Frontage Waivers to allow Parcels 1, 2, and 3 to be created with no public street frontage (SBMC §22.60.300); and
3. Tentative Subdivision Map to allow the division of two parcels into four lots (SBMC Chapter 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 Divisions).

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

Phone: 805-564-5470, ext. 4550

**** Approved with added conditions.**

Jordan/Jostes Vote: 4/1 (Jacobs)

Abstain: 0

Absent: 2 (Larson, Schwartz)

Resolution No. 015-10. **

VI. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 5:52 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

VII. ADJOURNMENT:

**** Meeting adjourned at 6:00 P.M. ****