



Chair John Jostes  
Commissioner Bruce Bartlett  
Commissioner Mike Jordan  
Commissioner Deborah L. Schwartz - *Absent*

Vice Chair Sheila Lodge  
Commissioner Charmaine Jacobs - *Absent*  
Commissioner Stella Larson

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, MARCH 3, 2011  
1:00 P.M.**

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NOTICES:

- A. TUESDAY, MARCH 1, 2011 **7:45 A.M.**  
**SITE VISIT** 630 GARDEN STREET  
Community Development Parking Lot  
12 E. Montecito Street (Youth Hostel)

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 cancelled. \*\***

- B. THURSDAY, MARCH 3, 2011 **12:00 NOON**  
**LUNCH** DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

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

1. 12 E. Montecito Street (Youth Hostel) – Substantial Conformance Determination  
Case Planner: Peter Lawson, Associate Planner  
Email: PLaweson@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4565

**\*\* 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. \*\***

- C. Regular meetings 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. 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.
- C. 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. Commissioners Jacobs and Schwartz were absent. \*\***

## **II. PRELIMINARY MATTERS:**

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
  1. Draft Minutes of February 3, 2011
  2. Resolution 001-11  
2915 De la Vina Street
  3. Draft Minutes of February 17, 2011
  4. Resolution 002-11  
1519 Shoreline Drive

**\*\* Approved Minutes of February 3 and 17, 2011 as corrected.**

**Larson/Jordan Vote: 5/0**

**Abstain: As noted.**

**Absent: 2 (Jacobs, Schwartz)**

**Commissioner Jordan abstained from the Minutes of February 17, 2011.**

**Approved Resolution 001-11 as corrected.**

**Jordan/Larson Vote: 4/0**

**Abstain: 1 (Bartlett)**

**Absent: 2 (Jacobs, Schwartz)**

**Commissioner Bartlett abstained from Resolution 001-11  
and related minutes of February 3, 2011.**

**Approved Resolution 002-11.**

**Bartlett/Lodge Vote: 4/0**

**Abstain: 1 (Jordan)**

**Absent: 2 (Jacobs, Schwartz).\*\***

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

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

- C. Announcements and appeals.

**\*\* 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.]

**\*\* No one wished to speak. \*\***

### **III. NEW ITEMS:**

#### **ACTUAL TIME: 1:13 P.M.**

- A. **APPLICATION OF SETH SHANK, SANTA BARBARA COUNTY FLOOD CONTROL DISTRICT, 500 JAMES FOWLER ROAD, 073-045-003, A-I-1 G-S-R, S-D-3, AIRPORT INDUSTRIAL, GOLETA SLOUGH RESERVE, AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION AND RECREATIONAL OPEN SPACE (MST 2010-000379, CDP2010-00008)**

The Goleta Slough Sediment Basin Dredging Project consists of the continued maintenance of two sediment basins in the Goleta Slough immediately south of Hollister Avenue on Santa Barbara Airport property. Specifically the project would involve dragline desilting of approximately 21,300 cubic yards of sediment from a crane staged on the adjacent access road, stockpiling sediment, hauling

sediment off-site. Generally dredging at each site would occur once every 2 years. One site would be dredged at a time. However emergency dredging would occur as needed.

This project is part of a larger Flood Control effort that dredges five sediment basins (three in County jurisdiction and two in the City of Santa Barbara), as well as two sediment disposal sites in unincorporated Santa Barbara County. The Tecolotito Creek and Carneros Creek sediment basins are the only portion of this effort in City of Santa Barbara jurisdiction. The purpose of this effort is to prevent the loss of life and property that could occur during peak storm flooding and to prevent the gradual sedimentation of the Goleta Slough.

The discretionary applications required for this project are a Coastal Development Permit and a Goleta Slough Coastal Development Permit (CDP2010-00008) to allow the continued routine dredging of the Tecolotito Creek and Carneros Creek Sediment Basins in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009 and §29.25.030).

The Planning Commission will review a Final Subsequent Environmental Impact Report as a responsible agency with permit authority for the portion of the project in City of Santa Barbara jurisdiction pursuant to the California Environmental Quality Act Guidelines §15096.

Case Planner: Andrew Bermond, Assistant Planner

Email: ABermond@SantaBarbaraCA.gov

Phone: 805-692-6032

**\*\* Approved Coastal Development Permit and  
Goleta Slough Coastal Development Permit.**

**Lodge/Larson Vote: 5/0**

**Abstain: 0**

**Absent: 2 (Jacobs, Schwartz)**

**Resolution No. 003-11. \*\***

**ACTUAL TIME: 1:32 P.M.**

**B. 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 project consists of a lot split of a 1.37 acre parcel that is currently developed with a single family residence with a garage. The lot split would result in the creation of one 45,056 square foot lot (Proposed Parcel A), with the existing single-family residence remaining on this lot, and one 14,601 square foot lot (Proposed Parcel B), which would be vacant. A development restriction of a single story, 2,000 square foot (s.f.) maximum size residence with a 500 s.f. garage, which would be constructed on slopes of less than 20% is proposed for Parcel B. Access to each of the proposed lots would be from Alan Road.

A General Plan/Local Coastal Plan Amendment and a Rezone for the proposed northern lot (Proposed Parcel B) were initiated by City Council on November 10, 2009.

The discretionary applications required for this project are the following:

Actions requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council and/or Coastal Commission:

1. General Plan Amendment to change the land use designation of the newly created vacant lot (Proposed Parcel B) from Residential, one unit per acre to Residential, three units per acre, (14,520 sq. ft. per unit) (SBMC §28.07); and
2. Local Coastal Plan Amendment to change the land use designation of the newly created vacant lot (Proposed Parcel B) from Residential, one unit per acre to Residential, three units per acre, (14,520 sq. ft. per unit) (SBMC §28.07) and to change the zoning map designation as described below; and
3. Zoning Map Amendment to rezone proposed Parcel B from A-1/ SD-3 (Single Family Residential), to E-3/ SD-3 (Single Family Residential) (SBMC, §28.92.020).

Actions by the Planning Commission, contingent upon recommendation of the actions listed above:

4. A lot area Modification to allow proposed Parcel A to be less than the required lot size of 1.5 acres necessary to be consistent with the slope density (SBMC §28.92.026.A); and
5. A Tentative Subdivision Map to allow the division of one (1) lot into two (2) parcels (SBMC 27.07).
6. A Coastal Development Permit for the development within the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15061(b)(3).

Case Planner: Peter Lawson, Associate Planner

Email: [PLaweson@SantaBarbaraCA.gov](mailto:PLaweson@SantaBarbaraCA.gov) Phone: 805-564-5470, ext. 4565

**\*\* Recommended that City Council not adopt the requested General Plan Amendment, Local Coastal Plan Admendment, and Zoning Map Amendment..  
Lodge/Larson Vote: 3/2 (Barlett, Jordan)  
Abstain: 0  
Absent: 2 (Jacobs, Schwartz)**

**Denied Modification, Tentative Subdivision Map, and  
Coastal Development Permit due to lack of positive recommendation  
to City Council on the requested General Plan, Local Coastal Plan and  
Zoning Ordinance amendments.**

**Lodge/Larson Vote: 3/2 (Barlett, Jordan)**

**Abstain: 0**

**Absent: 2 (Jacobs, Schwartz)**

**Resolution No. 004-11. \*\***

**IV. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 3:13 P.M.**

**A. Committee and Liaison Reports.**

1. Staff Hearing Officer Liaison Report

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

2. Other Committee and Liaison Reports

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

**V. ADJOURNMENT:**

**\* Adjourn the meeting of March 3, 2011.**

**Bartlett/Lodge Vote: 5/0**

**Abstain: 0**

**Absent: 2 (Jacobs, Schwartz) \*\***

**\*\* Meeting adjourned at 3:19 P.M. \*\***