



COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: County Planning Commission

FROM: Dave Ward, 568-2520 *DWard*

DATE: August 27, 2009

RE: Santa Barbara Botanic Garden Vital Mission Plan

---

Per direction from the Planning Commission at the August 2, 2009 hearing of the Santa Barbara Botanic Garden Vital Mission Plan (Case Nos. 72-CP-116 RV01, 99-DP-043), staff has prepared a comparison chart outlining the elements of the project where staff is recommending an action that differs from the Garden's proposal. Staff's recommendations are based on the need to achieve policy consistency, mitigate impacts, and ensure that the necessary findings for approval can be made. The primary elements where staff's recommendation differs from the Garden's request include:

- Relocation of the Caretaker's Cottage
- Installation of Pavers
- Design of the Cavalli path
- Construction of the Cavalli residence and office/garage
- Increase in Garden activities and events

Planning and Development staff will be verbally responding to other questions and comments from the Planning Commission and members of the public at the hearing on September 2, 2009.

**SANTA BARBARA BOTANIC GARDEN  
VITAL MISSION PLAN**

**Comparison of Proposed Project and P&D Staff's Recommendations**

No.	Applicant Request	Staff Recommendation	Rationale
<b>Proposed New Development</b>			
1	25,884 s.f. – Net New Development	Same	Development reduced in scale; impacts mitigated to less than significant levels; received favorable comments by SBAR
2	Relocate Cottage to Hansen Site	Maintain Cottage within Historic Garden	FEIR Historic Resources Assessment identifies significant impact with relocation of cottage outside Historic Garden boundaries; only mitigation proposed is to retain cottage within Historic Garden
3	Install pavers on all existing trails	Limit paving to 10% increase	FEIR Historic Resources Assessment identifies significant impact to historic designed landscape by pavers; mitigation necessary to reduce impact to less than significant level; pavers not necessary to comply with ADA*
4	Construct all-weather 6 ft. wide Cavalli path with vertical retaining walls	Narrow Cavalli path and eliminate paving and vertical retaining walls	Mission Canyon Area Specific Plan has policy prohibiting development on 30% slopes unless precludes reasonable use of property; redesign would ensure path better fits with natural topography
5	Construct Cavalli Residence/Office with Private Septic or Public Sewer	Construct buildings with Public Sewer	Private system in this area would not meet EHS standards; unknown if future systems would be able to comply
6	Construct 2 parking pullouts along Gane House driveway	Redesign parking pullouts to avoid 30% slopes	Mission Canyon Area Specific Plan has policy prohibiting development on 30% slopes unless precludes reasonable use of property
<b>Proposed Increase in Uses</b>			
7	Increases in Fundraisers – 10 to 15	No increase in Fundraisers	
8	Increase in Private Parties – 4 to 8	No increase in Private Parties	Necessary to make CUP findings and reduce impacts related to fire hazards to maximum extent feasible
9	Increase in # of Classes	No increase in # of Classes	
10	Increase in Lecture Series Attendance – 70 to 125	No increase in attendance	
* Pathway surface need only be “firm and stable” to comply with ADA requirements - does not need to be paved. Entire site does not need to be accessible. Goal is to provide a similar or same experience for disabled visitors, even if entire site is not accessible due to steep slopes or other site constraints.			