



Chair Sheila Lodge
Commissioner Bruce Bartlett
Commissioner Stella Larson - *Absent*
Commissioner Addison Thompson

Vice Chair Mike Jordan
Commissioner John Campanella
Commissioner Deborah L. Schwartz

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, FEBRUARY 9, 2012
1:00 P.M.**

NOTICES:

- A. TUESDAY, FEBRUARY 7, 2012 **7:45 A.M.**
SITE VISIT
630 GARDEN STREET
Community Development Parking Lot
2 Oliver Road
1255 Coast Village Road*

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. * Denotes story poles were up during the site visit.

**** Site visits 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*.
- C. 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.

- D. **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.
Commissioner Larson absent****

II. PRELIMINARY MATTERS:

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

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

- B. Announcements and appeals.

**** No 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. NEW ITEMS:

ACTUAL TIME: 1:01 P.M.

- A. **APPLICATION OF ROY HARTHORN, AGENT FOR MIKE WALKER, 2 OLIVER ROAD, APN 045-100-085 , E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2011-00327)**

The project consists of a proposal for a new 115 linear foot chain link fence varying in height from 3 feet, 6-inches to 6-feet tall located on a 26,677 square foot parcel developed with an existing single-family residence. The proposed fence is located along the westerly property line within 50 feet of the coastal bluff in the appealable jurisdiction of the Coastal Zone

The discretionary application required for this project is a Coastal Development Permit (CDP20011-00016) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 allows for construction of new small structures including accessory structures such as fences.

Case Planner: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4531

**** Approved Coastal Development Project.**

Jordan/Schwartz Vote: 6/0

Abstain: 0

Absent: 1 (Larson)

Resolution No. 004-12. **

ACTUAL TIME: 1:16 P.M.

B. APPLICATION OF BRIAN CEARNAL ARCHITECT FOR BLACK VALNER, LLC, 1255 COAST VILLAGE ROAD, APN 009-291-018, C-1 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/ MEDIUM HIGH RESIDENTIAL (MST2011-00220)

The project consists of a proposal to demolish existing plant nursery structures, and construct a mixed-use building totaling 11,921 square feet (sf) . The building consists of two stories above a 12,865 sf partially subterranean parking garage that will provide a total of 40 non-residential parking spaces. The first floor above the garage is at the same level as the existing sidewalk on Coast Village Road. The project includes two, two-story residential condominium units totaling 3,268 s.f., and two stories of non-residential condominium development totaling 8,047 s.f.. Each of the residential units will have a single car garage on the first floor level for a combined total of 606 s.f., and a private roof deck accessed through a covered staircase. The building height as measured from the finished grade of garage to the ridge of the second floor is 37 feet (ft). The tallest architectural element will be 28 ft above the level of Coast Village Road. Public improvements will include a dedication of land for public sidewalk, installation of five street trees. An existing mature Podocarpus gracilior (Fern Pine) tree located at the westerly property line will be removed and a large tree will be installed on-site. The City's Street Tree Advisory Committee approved the removal of a Magnolia grandiflora (Southern Magnolia) located in the public right-of-way that will be removed and replaced.

The discretionary applications required for this project are:

- A. Design Review by the Architectural Board of Review of a new mixed-use development (SBMC §22.68.040(A.))

- B. A Modification to allow structures to be located within the front setbacks along both the Coast Village Road and Coast Village Circle frontages (SBMC §28.63.060.A & §28.92.110.1).
- C. A Transfer of Existing Development Rights totaling 2,900 s.f. (SBMC §28.95).
- D. A Development Plan for 5,947 s.f. of additional commercial development (SBMC §28.87.300.A.). A final determination will be made based upon updated statistics.
- E. A Tentative Subdivision Map for the development of two residential and seven non-residential condominium units (SBMC §27.03 & §27.13).
- F. A Coastal Development Plan for the new development and subdivision located in 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 15332 (Infill Exemption).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

**** Approved with added conditions.**

Bartlett/Schwartz Vote: 6/0

Abstain: 0

Absent: 1 (Larson)

Resolution No. 005-12. **

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:29 P.M.

A. Committee and Liaison Reports.

- 1. Staff Hearing Officer Liaison Report

**** None given. ****

- 2. Other Committee and Liaison Reports

**** None given. ****

V. ADJOURNMENT:

**** Meeting adjourned at 3:30 P.M. ****