



Chair Sheila Lodge
Commissioner Bruce Bartlett
Commissioner Stella Larson
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, APRIL 5, 2012
1:00 P.M.**

NOTICES:

- A. TUESDAY, APRIL 3, 2012 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
1837 ½ El Camino de la Luz

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. THURSDAY, APRIL 5, 2012 **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. 235 Vista de la Cumbre – *Tandem Parking*
Case Planner: Chelsey Swanson, Assistant Transportation Planner
Email: CSwanson@SantaBarbaraCA.gov Phone: 805-897-2599

**** Discussion held. ****

2. 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/ 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 taken. All present.****

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 March 15, 2012
 2. Resolution 006-12
1085 Coast Village Road

**** Approved with corrections.**

Thompson/Larson Vote: 4/0

Abstain: 3 (Bartlett, Jordan, and Schwartz)

Absent: 0 **

- 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. REQUEST FOR RECONSIDERATION:

ACTUAL TIME: 1:06 P.M.

This project was approved by the Planning Commission with revised findings and conditions on March 15, 2012, on a 4/0 vote. Commissioner Thompson requested that the action be reconsidered.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioners Bartlet and Schwartz recused themselves from hearing this item and left the dais at 1:06 P.M.

APPLICATION OF KEVIN DUMAIN ARCHITECT FOR JANDA PARTNERS LP, 1085 COAST VILLAGE RD, APN 009-281-003, C-1 LIMITED COMMERCIAL/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2010-00026)

The project consists of alterations to an existing 2,317 sf automobile service station including: demolishing of 344 sf of retail floor area; constructing of a 607 sf addition of retail floor area; constructing of a 1,667 sf covered car wash; installing of two pay point kiosks; constructing of a 135 sf equipment enclosure; revising driveway entrances to improve pedestrian circulation; converting of an existing exploratory well to a non-potable production well; relocating the existing propane tank; constructing a shade trellis for car wash detailing operations; restriping parking for a total of 10 parking spaces on site; and remodeling the interior of the service station including the removal of service bays to be used as a mini-market. An existing Jacaranda tree will be relocated to allow and existing curb cut to be widened.

The discretionary applications required for this project are:

1. Design Review by the Architectural Board of Review of additions and alteration to a non-residential development (SBMC §22.68.040(A.));

2. A Modification to provide less than the 18 required parking spaces (SBMC §28.92.110.1);
3. A Modification to allow two pay point kiosks to be located within the required 10 foot front setback. (SBMC §28.92.110.1);
4. A Conditional Use Permit for the conversion of an existing automobile service station to automobile service station with mini-market (SBMC § 28.94.030.V.);
5. A Conditional Use Permit for the car wash in the C-1 Zone District (SBMC § 28.94.030.Q.); and
6. A Coastal Development Permit for development including an automobile service station with mini-market and car wash and a new well in 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 15303.

Case Planner: Suzanne Riegle, Assistant Planner
Email: SRiegle@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 2697

**** Motion for reconsideration failed.**
Thompson/Campanella Vote: 2/2 (Larson , Lodge)
Abstain: 1 (Jordan)
Absent: 2 (Bartlett, Schwartz) **

IV. ENVIRONMENTAL AND CONCEPT REVIEW HEARING:

ACTUAL TIME: 1:13 P.M.

Commissioners Bartlett and Schwartz returned to the dais at 1:13 P.M.

APPLICATION OF BRENT DANIELS, L&P CONSULTANTS, AGENT FOR DR. HERB BARTHELMS, 1837 1/2 EL CAMINO DE LA LUZ, APN 045-100-065, E-3/S-D-3 (ONE-FAMILY RESIDENCE/COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS/ACRE (MST2002-00214/CDP2002-00008)

The proposed project evaluated in the Revised Draft EIR involves construction of a 1,499 square foot (net), two-story single family residence with an attached 443 square foot garage.

The current design involves construction of a 1,505 square foot (net), two-story single family residence with an attached 429 square foot garage on a 23,885 square foot vacant bluff-top lot. Grading quantities total approximately 288 cubic yards of cut and 21 cubic yards of fill. Access to the site would be provided by private easements extending south from the terminus of El Camino de la Luz.

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Revised Draft Environmental Impact Report (EIR). The purpose of the concept review hearing is to receive comments on the applicant's current design.

No action on the environmental document or the proposed project was taken at this hearing.

The discretionary application required for this project is a Coastal Development Permit to allow construction of a new residence in the appealable jurisdiction of the Coastal Zone (SBMC §28.44.060).

Case Planner: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4560

**** Hearing held and comments made ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:57 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given.**

2. Other Committee and Liaison Reports

**** Reports given. ****

VI. ADJOURNMENT:

**** Meeting adjourned at 4:06 P.M. ****