



**Chair Mike Jordan**  
**Commissioner Bruce Bartlett**  
**Commissioner Sheila Lodge**  
**Commissioner Addison Thompson**

**Vice Chair Deborah L. Schwartz**  
**Commissioner John Campanella**  
**Commissioner June Pujo**

**PLANNING COMMISSION  
AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, JULY 11, 2013  
1:00 P.M.**

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

**NOTICES:**

- A. THURSDAY, JULY 11, 2013 **12:00 NOON**  
**LUNCH** DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

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

1. Update on Mission Creek Bridge and Lower State Street projects  
Project Contacts: Kathleen Kennedy, Associate Planner  
Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)  
Phone: (805) 564-5470, ext. 4560  
  
John Ewasiuk, Principal Engineer  
Email: [JEwasiuk@SantaBarbaraCA.gov](mailto:JEwasiuk@SantaBarbaraCA.gov)  
Phone (805) 564-5373
  2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
- B. This regular meeting 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*.

- C. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division Office at 805-564-5470, extension 4535. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- D. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- E. The scope of a project may be modified as it proceeds through the planning process. 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 Planner 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.
- F. **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**

**II. PRELIMINARY MATTERS:**

- A. Action on the review of the following Minutes and Resolutions:
  - 1. Draft Minutes of June 13, 2013
  - 2. Resolution 010-13  
448 Alan Road
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.
- 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.]

**III. NEW ITEMS:**

- A. **HIGHWAY 101 HOV PROJECT UPDATE AND DISCUSSION.**  
The purpose of this hearing is to update the Planning Commission on the status of the South Coast Highway 101 HOV Lanes Project; allow for Planning Commission discussion of approval considerations, environmental review, and the project scope; and to forward the Planning Commission's input in these areas to

the Caltrans District 5 Director with the intention of increasing Caltrans' responsiveness to City-related issues.

Case Planner: Dan Gullett, Associate Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550.

B. **APPLICATION OF PEIKERT GROUP ARCHITECTS FOR HILLSIDE HOUSE, 1235 VERONICA SPRINGS ROAD, APN 047-010-039, DR 4.6 (COUNTY), GENERAL PLAN DESIGNATION: RESIDENTIAL 4.6 (COUNTY) (MST2003-00793)**

Note: This hearing is to review revisions to the project, which include providing all rental units instead of a mix of condominiums and rental units, reducing the total square footage of development and providing a surface parking lot for the dwelling units instead of garages. The project description below reflects these revisions.

Project Description

The proposed project involves the annexation of the approximately 24 acre legal lot to the City of Santa Barbara, the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and the phased development of 120 residential units in 17 buildings. With the conversion of Harmony House to a manager's unit, there would be a total of 121 residential units. The new buildings would be two to three stories tall and contain rental units with a mix of market rate and affordable units. A proposed non-residential building would include an administration building for Hillside House clients. Other uses would include a pool, a club house within the Harmony House, and a laundry facility for all residents.

The General Plan pre-annexation designation of the site is Residential (5 units/acre) and a Zoning Map Amendment to SP-10 (Specific Plan) is proposed. Two conservation easements are proposed on the project site; one would encompass Arroyo Burro Creek, located within the project site boundaries, including approximately 100 feet on either side of the creek for its entire length on the project site. The second conservation easement would encompass the hillside on the northern side of the project site.

Access to the site would be provided by a new 36-foot wide public road that would end at a cul-de-sac. Parking for both residents and their guests would be provided in a 246 space surface parking lot adjacent to the development. Immediately off site, within an undeveloped right-of-way, a combined bike path and emergency access road would be constructed, connecting Palermo Road to the new cul-de-sac. In addition to the public road, there would be public drainage improvements both on- and off-site. Finally, Arroyo Burro Creek, located along the southern portion of the lot, would be restored, including an approximate 100-foot wide area along the top-of-bank.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the revised project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may

change or there may be ordinance or policy changes that could result in requests for future project design changes.

**No formal action on the development proposal will be taken at the concept review hearing, nor will any determination be made regarding environmental review of the proposed project.**

A Final Environmental Impact Report (EIR) has been prepared and prior to any future action on the project, the Planning Commission will consider certification of the EIR, and must make findings pursuant to the California Environmental Quality Act Guidelines Section 15091.

Case Planner: Peter Lawson, Associate Planner

Email: PLawson@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4565.

**IV. ADMINISTRATIVE AGENDA:**

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports

**V. ADJOURNMENT:**

# CITY OF SANTA BARBARA PLANNING COMMISSION

## MEETING PROCEDURES

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**PUBLIC COMMENT PROCEDURE:** You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by Staff (15 minutes)\*.
2. Presentation by Applicant (15 minutes)\*.
3. Public Hearing\*.
4. Additional response by Applicant/Staff (5 minutes each)\*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

**\*Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

**WRITTEN COMMENT PROCEDURE:** Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at [PCSecretary@SantaBarbaraCa.gov](mailto:PCSecretary@SantaBarbaraCa.gov), and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chairman.

**APPEALS AND SUSPENSIONS:** Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office.

Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at 805-564-5470.

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