



**Chair Deborah L. Schwartz
Commissioner Bruce Bartlett
Commissioner Mike Jordan
Commissioner June Pujo**

**Vice Chair Addison Thompson
Commissioner John Campanella - *Absent*
Commissioner Sheila Lodge**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, AUGUST 14, 2014
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. **TUESDAY, AUGUST 12, 2014** **7:45 A.M.**
SITE VISITS Depart 630 Garden Street
Community Development Parking Lot
3626 San Remo Drive
1605 Cecil Cook Place
- The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information.
- B. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on www.SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at <http://www.SantaBarbaraCA.gov/PCVideos>.
- 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 City Administrator's Office at (805) 564-5305. 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. 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. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- 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.]

III. NEW ITEM:

APPLICATION OF CLARK KING, AGENT FOR THE NATIONAL OCEANOGRAPHIC AND ATMOSPHERIC ADMINISTRATION, 1605 CECIL COOK PLACE, APN 073-450-003, A-F, SP-6, S-D-3, AVIATION FACILITIES, AIRPORT INDUSTRIAL AREA SPECIFIC PLAN, AND COASTAL ZONE OVERLAY ZONES, LOCAL COASTAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2014-00163)

The proposed project involves the installation of an Atmospheric Research Observatory (ARO) which would consist of a 449-MHz wind profiler mounted on a 576 square foot antenna frame surrounded by four 5-foot diameter acoustic sources, a GPS receiver, meteorological instrumentation, a 96-square foot shed, a 20 kilowatt propane generator, and a 250 gallon fuel tank. The discretionary application required for this project is a Coastal Development Permit to construct this facility in the 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 §15303(c).

Case Planner: Andrew Bermond, AICP, Project Planner
Email: ABermond@SantaBarbaraCA.gov

Phone: (805) 692-6032

IV. RECOMMENDATION TO CITY COUNCIL:

MUNICIPAL CODE AMENDMENTS RELATED TO THE AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM AND HISTORIC LANDMARKS COMMISSION REFERRAL TO PLANNING COMMISSION.

In 2011, the City Council adopted the General Plan Update, including policies to locate new residential development near services and encourage the construction of affordable units through the Average Unit-Size Density (AUD) Incentive Program. This program allows increased density and development standard incentives to facilitate the construction of smaller residential units in selected multi-family and commercial zones. Chapter 28.20 was added to the Santa Barbara Municipal Code on August 9, 2013 to implement the AUD Incentive Program.

The purpose of this hearing is to present proposed amendments to Title 28 of the Municipal Code to establish parameters for requiring Planning Commission concept review of AUD rental projects in the High Density and Priority Housing Overlay areas on project sites of 15,000 square feet or greater.

The Planning Commission will also consider an amendment to Title 22 of the Municipal Code to give the Historic Landmarks Commission authority to refer any project proposed on a highly visible site to the Planning Commission.

The Planning Commission recommendations will be forwarded to the City Council for their consideration and adoption later this year.

Case Planner: Allison De Busk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4552

V. NEW ITEM:

APPLICATION OF CAPITAL PACIFIC DEVELOPMENT GROUP, APPLICANT FOR MADSEN FAMILY TRUST, 3626 SAN REMO DRIVE, APNS 053-231-010 & 053-231-011, E-3 (ONE-FAMILY RESIDENCE) & SD-2 (UPPER STATE STREET AREA) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAXIMUM DENSITY OF 5 UNITS/ACRE) (MST2009-00325)

The proposed project involves changes to the four lot subdivision approved by the Planning Commission on October 14, 2010 and an amendment to the subdivision conditions in Planning Commission Resolution No. 015-10. The 1.53 acre project site is adjacent to San Roque Creek and is currently developed with a single-family residence, studio apartment with attached garage, and lath house.

The proposal includes the following revisions to the approved Tentative Subdivision Map: adjustment of development envelopes; removal of four additional coast live oak trees on Lot 4; a shift in the property line between Lots 3 and 4 approximately three feet to the north; a shift in the property line between Lots 2 and 3 approximately four inches to the north; revision to grading quantities resulting in approximately 1,422 cubic yards of cut and 70 cubic yards of fill (the original approval included 125 cubic yards of cut

and 25 cubic yards of fill), balanced on-site; removal of proposed creekside berm; removal of proposed private creekside pedestrian path; changes to common storm water management facilities; and adjustment to the sidewalk curvature and related San Remo Drive right-of-way dedication. The project includes planting of additional coast live oak trees to replace the trees proposed for removal.

The proposal also includes a Condition Amendment to Condition B.2 that requires the setback from San Roque Creek be expanded from the existing 35 feet to 45 feet if the historically-significant façade of the existing residence cannot be restored in its location. The new proposal includes demolition of the existing façade and reconstruction consistent with the Secretary of Interior Standards for Reconstruction within 35 feet of the top of bank, instead of restoration.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

Case Planner: Dan Gullett, Project Planner
Email: DGullett@SantaBarbaraCA.gov

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

VI. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports
 - 3. Report from the Chair

VII. ADJOURNMENT

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

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 Chair, 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 Chair 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, 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 Chair.

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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