



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

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

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JANUARY 23, 2014
1:00 P.M.**

NOTICES:

- A. TUESDAY, JANUARY 21, 2014 **7:45 A.M.**
SITE VISIT
630 GARDEN STREET
Community Development Parking Lot
150 S. La Cumbre Road
1732 Gillespie Street

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 visits held. ****

- B. THURSDAY, JANUARY 24, 2014 **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. Review and appointment of the 2014 Primary and Alternate Planning Commission Liaisons to City Boards and Commissions.
Staff: Renee Brooke, AICP, Senior Planner,
Email: RBrooke@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 5564

**** Appointments made. ****

2. Average Unit-Size Density (AUD) Incentive Program Implementation
Staff: John Ledbetter, Principal Planner, Irma Unzueta, Project Planner
Email: JLedbetter@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 2569
Email: Iunzueta@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4562

**** Discussion held. ****

3. 920 Summit Road – *Substantial Conformance Determination*
Case Planner: Alison De Busk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4552

**** Discussion held. ****

4. 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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.SantaBarbaraCA.gov/PCVideos.
- D. 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.
- E. 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 December 12, 2013
2. PC Resolution 015-13
101 S. La Cumbre Road
3. PC Resolution 016-13
900 Channel Drive
4. Draft Minutes of December 19, 2013
5. PC Resolution 018-13
520 E. Yanonali Street

**** Approved the Minutes of December 12, 2013 with corrections.**

Bartlett/Lodge Vote: 7/0

Abstain: 0

Absent: 0

Approved Resolution 015-13

101 S. La Cumbre Road with correction.

Thompson/Lodge Vote: 7/0

Abstain: 0

Absent: 0

Approved Resolution 016-13.

Lodge/Jordan Vote: 5/0

Abstain: 2 (Thompson, Bartlett)

Absent: 0

Approved the Minutes of December 19, 2013 as corrected.*

Bartlett/Lodge Vote: 6/0

Abstain: 1 (Schwartz)

Absent: 0

****Note: this motion was reopened by the motion makers to add additional corrections by Commissioner Campanella***

Approved Resolution 018-13.

Thompson/Lodge Vote: 6/0

Abstain: 1 (Schwartz)

Absent: 0**

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

**** No requests were made. ****

- C. Announcements and appeals.

**** No 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. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:24 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Pujo recused herself due to associations with the Applicant.

Commissioner Pujo left the dais at 1:24 P.M.

APPEAL BY MEHDI HADIGHI OF THE STAFF HEARING OFFICER'S DECISION FOR THE APPLICATION OF MEHDI HADIGHI, AGENT FOR KC YOUNG, LLC, 1732 GILLESPIE ST, APN: 043-181-017, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE) (MST2013-00381)

The 4,000 square-foot site is developed with a 1,894 square foot two-story single-family residence. The project site is currently under construction. There are two open building permits (BLD2013-01155 and BLD2013-00761) that were issued for alterations to the residence, including exterior repairs and alterations, an interior remodel, and a replacement roof. The proposed project includes permitting the "as-built" alterations to the entry porch, proposed construction of an attached one-car garage (Option 1), relocation of utilities, and removal of an existing tree along the proposed driveway. An alternate detached garage design (Option 2) was also proposed for consideration that would result in a reduction of the required open yard.

On November 13, 2013, the Staff Hearing Officer approved the modification to allow the alterations to the front porch and denied Modification requests to allow a one-car garage to be constructed within the interior setback and the open yard at the rear of the house. The applicant is appealing the partial denial of the project.

Staff recommends that the Planning Commission also consider a third alternative (Option 3) to allow an uncovered parking space within the required 20-foot front setback and the three-foot interior setback to the east.

The discretionary applications required for this project, as proposed, are:

1. An Interior Setback Modification to allow the “as-built” alterations to the entry porch, including an increase in the roof height, within the required six-foot interior setback to the west (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow the construction of a one-car garage within the required three-foot interior setback to the east (SBMC § 28.18.060 and SBMC § 28.92.110); and
3. An Open Yard Modification to reduce the required 1,250 square foot open yard area due to construction of a one-car garage (SBMC § 28.18.060 and SBMC § 28.92.110); and

An additional discretionary application that may be required for this project is:

4. A Front Setback Modification to allow an uncovered parking space within the required twenty-foot front setback (SBMC § 28.18.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Suzanne Riegle, Associate Planner
Email: SRiegle@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687

**** Upheld the appeal and approved the project
(parking Option #2) with amended conditions.
Bartlett/Thompson Vote: 6/0
Abstain: 1 (Pujo)
Absent: 0
Resolution No. 002-14. ****

IV. NEW ITEM:

ACTUAL TIME: 2:21 P.M.

Commissioner Pujo returned to the dais at 2:21 P.M.

**APPLICATION OF MOLLER INVESTMENT GROUP, APPLICANT FOR
MOLLER RETAIL, INC., 150 S. LA CUMBRE ROAD, APN 051-032-002,
COMMERCIAL ZONE (C-2) AND THE UPPER STATE AREA (SD-2),
GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL
(MST2011-00384)**

The proposal includes elimination of three automobile service bays at the existing service station and expansion of the mini-market within the existing building footprint. The project involves interior and exterior remodeling of the existing 1,600 square foot building, new accessible parking, entry and trash enclosures, and dedication of additional public right-of-way along La Cumbre Road. The project requires Planning Commission review of an amendment to the previous Conditional Use Permit approved on March 7, 1985.

The discretionary application required for this project is an Amendment to a Conditional Use Permit to eliminate the existing auto mechanic service bays and allow the expansion of the existing mini-market at the automobile service station/mini-market (SBMC 28.94.030.V).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan, remain applicable for this project. The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531

**** Approved Amendment to Conditional Use Permit
with added conditions.**

Thompson/Lodge Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 003-14. **

V. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 2:50 P.M.

**PROPOSED AMENDMENTS TO THE SANTA BARBARA MUNICIPAL CODE
RELATED TO FENCES, SCREENS, WALLS AND HEDGES (SBMC §28.87.170)**

Santa Barbara Municipal Code (SBMC) §28.87.170 regulates the height and location of fences, screens, walls and hedges on private property in the A, E, R, C-O, and C-X Zones. Specifically, it limits the height of those elements to eight feet (8') in required setbacks, and to three and one-half feet (3½') within ten feet of a front lot line, within ten feet of either side of driveway for a distance of 20 feet back from the front lot line, or within 50 feet of a street corner (measured from the edge of the vehicular travelled way).

In 2008, the City Council suspended for two years the application of SBMC §28.87.170.A and §28.87.170.B.1 to hedges to enable adequate community outreach and a possible comprehensive amendment to this section of the Municipal Code. The

suspension was extended on March 15, 2011 for three additional years and will expire March 23, 2014.

The purpose of this meeting is to present the proposed Municipal Code amendments and accompanying guidelines, and request that the Planning Commission make a recommendation to City Council for their adoption. Background material and additional information regarding this subject is available at: www.SantaBarbaraCA.gov/Hedges.

Case Planner: Renee Brooke, AICP, Senior Planner
Email: RBrooke@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5564

**** Recommendation made to City Council for approval
of proposed municipal code amendments related to walls and fences.**

Lodge/Thompson Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 004-13.

**Recommendations made to City Council for approval
of proposed municipal code amendments related to hedges.**

Bartlett/Pujo Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 004-13.

VI. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 5:54 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

3. Report from the Chair

**** Report given. ****

- B. Approval of 2014 Primary and Alternate Liaisons to City Boards and Commissions made in B.1. of this Agenda.

Airport Commission

Addison Thompson - Primary
Bruce Bartlett – Alternate

Architectural Board of Review

Bruce Bartlett - Primary
John Campanella – Alternate

Creeks Restoration & Water Quality Improvement Program Citizen Advisory Committee

June Pujo - Primary
Mike Jordan – Alternate

Downtown Parking Committee

John Campanella- Primary
Deborah L. Schwartz - Alternate

Harbor Commission

June Pujo - Primary
Michael Jordan – Alternate

Highway 101 Improvements Design Subcommittee

Bruce Bartlett - Primary
Deborah L. Schwartz- Primary
June Pujo – Alternate

Historic Landmarks Commission

Sheila Lodge - Primary
Addison Thompson – Alternate

Parks and Recreation Commission

Sheila Lodge - Primary
Deborah L. Schwartz – Alternate

Single Family Design Board

Addison Thompson - Primary
Bruce Bartlett – Alternate

Staff Hearing Officer/ Modification Liaison

Michael Jordan - Primary
Sheila Lodge – Alternate

Sustainability Council Committee

June Pujo – Primary
John Campanella - Alternate

Transportation and Circulation Committee

Deborah L. Schwartz - Primary
June Pujo – Alternate

Water Commission

Deborah L. Schwartz - Primary
Sheila Lodge – Alternate

Zoning Information Report Working Group

John Campanella
June Pujo
Deborah L. Schwartz

**** Approved 2014 Liaisons.
Lodge/Thompson Vote: 7/0
Abstain: 0
Absent: 0 ****

VII. ADJOURNMENT

**** Meeting adjourned at 5:59 P.M. ****