



**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
FINISHED AGENDA**

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

NOTICES:

- A. TUESDAY, AUGUST 12, 2014 **7:45 A.M.**
SITE VISIT
630 GARDEN STREET
Community Development Parking Lot
3626 San Remo Drive
1605 Cecil Cook Place

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. 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 next business day at www.SantaBarbaraCA.gov/PCVideos.
- 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 Campanella was absent.****

II. PRELIMINARY MATTERS:

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

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

- B. Announcements and appeals.

**** 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 ITEM:

ACTUAL TIME: 1:02 P.M.

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

**** Approved Coastal Development Permit.
Thompson/Jordan Vote: 6/0
Abstain: 0
Absent: 1 (Campanella)
Resolution No. 020-14. ****

IV. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 1:15 P.M.

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

**** Recommendation for adoption
made to City Council with one change.
Pujo/Lodge Vote: 6/0
Abstain: 0
Absent: 1 (Campanella)
Resolution No. 021-14. ****

V. **NEW ITEM:**

ACTUAL TIME: 1:55 P.M.

**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

**** Approved with added conditions.
Jordan/Lodge Vote: 6/0
Abstain: 0
Absent: 1 (Campanella)
Resolution No. 022-14. ****

VI. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:54 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** None ****

2. Other Committee and Liaison Reports

**** Reports given. ****

3. Report from the Chair

**** Report given ****

VII. ADJOURNMENT

**** Meeting adjourned at 3:57 P.M. ****