



**Chair John Campanella
Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Addison Thompson**

**Vice-Chair June Pujo
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, APRIL 7, 2016
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. TUESDAY, APRIL 5, 2016
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

350-352 Hitchcock Way

Contact: Andrew Bermond

Email: ABermond@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4549

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. THURSDAY, APRIL 7, 2016
LUNCH

12:00 NOON

DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss an update on the status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

- C. 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/CityTVProgamGuide 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>.

- D. **AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend 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 usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.
- E. 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.
- F. 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.
- G. **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. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:
 - 1. March 3, 2016
 - 2. PC Resolution No. 006-16
941 Medio Road
 - 3. PC Resolution No. 007-16
520 E. Yanonali Street
 - 4. March 10, 2016
 - 5. PC Resolution No 008-16
1427 San Miguel Avenue
 - 6. PC Resolution No. 009-16
433 E. Cabrillo Boulevard

7. March 17, 2016
 8. PC Resolution No. 010-16
118 N. Milpas Street
 9. PC Resolution No. 011-16
6100 Hollister Avenue
 10. March 18, 2016 Special Meeting
- 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 ITEM:

350-352 HITCHCOCK WAY, APN 051-240-003, E-3/P-D/S-D-2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST 2014-00015 AND MST2015-00090)

The proposed project would subdivide an existing 5.08 acre lot at 350 Hitchcock Way into two lots; a 2.68 acre lot on the south (existing DCH Lexus of Santa Barbara) and a 2.80 acre lot on the north (proposed project site). The two lots would include a shared access easement for an existing automobile entrance at the proposed boundary between the two parcels. The proposed project lot includes a bicycle and pedestrian easement to the City of Santa Barbara granted on December 17, 2015.

The proposed project would also demolish a one-story automobile car dealership showroom and service center and construct a new 36,752-square foot two-story automobile dealership showroom and service center. On June 2, 2015 the City Council allocated 39,000 square feet of Community Benefit floor area for construction at the project site.

The proposed development includes an automobile showroom, office space, parts inventory storage, indoor vehicle storage and light maintenance area, and service bays. The project would provide 16 bicycle parking spaces and 99 automobile parking spaces; 58 standard, 29 valet indoor storage, 4 accessible, 6 clean air/vanpool, and 2 electric vehicle. The proposed project would employ a pager system to communicate with staff on site in order to avoid off-site noise impacts associated with a public address system. The project would also employ downward directional shielded light emitting diode (LED) outdoor lighting which would not introduce new off-site lighting in residential areas, but would expose Hitchcock Way and the adjacent auto dealership to minor increase in light pollution. This lighting system would be dimmed outside of operating hours (8:30 A.M.-8:00 P.M. for weekdays, 9:00 A.M.-7:00 P.M. for Saturdays, and 10:00 A.M.-6:00 P.M. for Sundays).

The discretionary applications required for this project are:

- A. A Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC Chapters 27.07);
- B. A Development Plan to develop 36,752 square feet of Community Benefit non-residential floor area (SBMC Chapter 28.85);
- C. A Development Plan for a new automobile dealership in the Planned Development Zone (P-D) (SBMC Chapter 28.39).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

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

Phone: (805) 564-5470, ext. 4549

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

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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