



**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**

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**CITY COUNCIL CHAMBERS**  
**CITY HALL – 735 ANACAPA STREET**  
**THURSDAY, JUNE 2, 2016**  
**1:00 P.M.**

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

**NOTICES:**

A. **TUESDAY, MAY 31, 2016**  
**SITE VISITS**

**7:45 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot

**1401 Shoreline Drive**

Contact: Kelly Brodison, Assistant Planner  
Email: [KBrodison@SantaBarbaraCA.gov](mailto:KBrodison@SantaBarbaraCA.gov)  
Phone: (805) 564-5470, extension 4531

**1964 Las Canoas Road**

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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. \*Denotes story poles will be up during the site visit.

B. THURSDAY, JUNE 2, 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 the following:

1. 2016 General Plan Implementation, Adaptive Management Program (AMP) Report, and report on new units in Mission Canyon  
General Plan / AMP Contact: Debra Andaloro, Principal Planner  
Email: [DAndaloro@SantaBarbaraCA.gov](mailto:DAndaloro@SantaBarbaraCA.gov)  
Phone: (805) 564-5470, extension 2569  
Mission Canyon Contact: Rosemary Dyste, Project Planner  
Email: [RDyste@SantaBarbaraCA.gov](mailto:RDyste@SantaBarbaraCA.gov)  
Phone: (805) 564-5470, extension 4599
  2. An update on 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](http://www.SantaBarbaraCA.gov/CityTV). You can also click on [www.SantaBarbaraCA.gov/CityTVProgamGuide](http://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](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. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Amend the following Planning Commission Minutes:
1. Minutes of March 18, 2016, approved April 7, 2016
- D. Review, consideration and action on the following draft Planning Commission Minutes:
1. May 5, 2016
- E. 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. CONSENT:**

**APPLICATION OF BILL WOLF, ARCHITECT FOR DAVID AND MAUREEN ELLENBERG, 1401 SHORELINE DRIVE, APN 045-185-016, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL MAX 5 DU/ACRE AND LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL5 DU/ACRE (MST16-00028)**

The project consists of 45 square feet of first-story and 325 square feet of second-story additions to an existing 1,776 square foot two-story single family residence with an attached 429 square foot two-car garage on a 7,332 square foot lot. The project also includes a new covered entry porch, new 711 square foot rear deck with outdoor barbecue, and 180 square feet of balconies. The proposed total of 2,578 square feet is 85% of the required floor-to-lot area ratio (FAR). The project site is located in the E-3 Zone, the Hillside Design District, and the Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit (CDP2016-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project qualifies for an exemption from further environmental review under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, which allows for small additions to existing structures.

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**IV. SUBSTANTIAL CONFORMANCE DETERMINATION:**

**APPLICATION OF JOHN CUYKENDALL OF DUDEK, AGENT FOR APPLICANT AXIS TREATMENT CENTERS, 1964 LAS CANOAS ROAD, 021-010-028, A-1, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HILLSIDE, LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2016-00189)**

The County of Santa Barbara approved a Conditional Use Permit for the St. Mary's Seminary in 1962. The purpose of this discussion item is to receive input from the Planning Commission for a request to use the existing St. Mary's Seminary Retreat Center as a Residential Treatment Facility within the context of a Substantial Conformance Determination (SCD). The proposal would use the existing buildings on site for a fully licensed residential treatment center with a maximum of 40 clients residing on-site at any given time and 24 full time employees. The purpose of the meeting is to receive input from the Planning Commission and the public regarding the request. The Community Development Director will make the final determination as to whether or not the proposal is in substantial conformance with the approved project; therefore, the Planning Commission will not take a formal action on this item.

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**V. ADMINISTRATIVE AGENDA:**

A. Committee and Liaison Reports

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

**VI. 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 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](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 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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