



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, SEPTEMBER 1, 2016
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. **TUESDAY, AUGUST 30, 2016** **7:45 A.M.**
SITE VISIT Depart 630 Garden Street
Community Development Parking Lot
100 CLYDE ADAMS ROAD
Contact: Andrew Bermond, AICP, Project Planner
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, SEPTEMBER 1, 2016** **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally 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. 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 ITEM:

APPLICATION OF EVA TURENCHALK, AGENT FOR KRACH-BASTIAN FAMILY TRUST, 3407 SEA LEDGE LANE, APN 047-082-010, A-1 ONE-FAMILY RESIDENCE AND SD-3 COASTAL ZONES, GENERAL PLAN LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL (1 DU/AC) (MST2016-00080/CDP2016-00003)

The proposed project involves the permitting of five (5) "as-built" king palm trees on a 1.05-acre bluff-top parcel. No additional development of the existing single-family residence is proposed. The project addresses violations identified in enforcement case ENF2015-00998.

The discretionary application required for this project is a Coastal Development Permit (CDP2016-00003) 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 is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15304 (Minor Alterations to Land).

Contact: Jessica Grant, Project Planner
Email: JGrant@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4550

IV. **NEW ITEM:**

APPLICATION OF PATSY STADLEMAN PRICE, AGENT FOR MARK NATION, GOLETA WEST SANITARY DISTRICT, 100 CLYDE ADAMS ROAD, APN 073-450-003, AVIATION FACILITIES (A-F) AND COASTAL ZONE OVERLAY (S-D-3) ZONES, LOCAL COASTAL PLAN LAND USE DESIGNATION: RECREATIONAL OPEN SPACE (MST2013-00379, CDP2013-00007)

The project consists of reconstruction of a decommissioned pump structure and expansion of a vehicle garage at the Goleta West Sanitary District (GWSD) facility in the Appealable Jurisdiction of the California Coastal Zone on Santa Barbara Airport property. The pump structure would include a 396 square foot (sf) surface addition and a 2,784 sf subsurface demolition (fill). The equipment garage would be expanded by 900 sf. The GWSD facility is located north of the University of California Police Department and Santa Barbara County Fire Station #11 and is accessed via UC Santa Barbara parking lot 32.

The discretionary application required for this project is a Coastal Development Permit (CDP2013-00007) 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 is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301(e) of the California Environmental Quality Act (CEQA) Guidelines, which allows for small additions to existing structures.

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V. **ENVIRONMENTAL HEARING:**

SANTA BARBARA AIRPORT MASTER PLAN (MASTER PLAN) RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT (MST2013-00453)

The project site is located at the Santa Barbara Airport (601 Norman Firestone Road). The Santa Barbara Airport Master Plan (Master Plan) provides guidance for the Airport's overall development for the next 15-20 years, (i.e., 2014 to 2032). The Master Plan relies on Federal Aviation Administration (FAA)-approved forecasts of aviation activity at the Santa Barbara Airport (Airport) and provides development scenarios for the short term (2017), intermediate term (2022) and long term (2032). These development scenarios are

not only reflective of the level of activity forecast to occur at the Airport, but are dependent on federal funding cycles and the availability of grant money for aviation projects.

The proposed Master Plan consists of:

- Airfield Recommendations: Extension of Taxiway H to the west, parallel to the main instrument runway, restriping of existing paved areas, paving light lanes along taxiway edges, and relocating entrances and exits from the taxiway system to comply with Federal Aviation Administration (FAA) recommendations.
- North Landside Recommendations: Consolidation of general aviation operations to facilitate two Fixed Base Operator (FBO) lease areas on the northeast portion of the airfield to provide tenant and visiting private aircraft services and facilities, and support facility changes including the relocation of the Airport Maintenance Yard.
- Terminal Area Recommendations: Construction of a new Long Term Parking Lot south of the Airline Terminal to accommodate 1,315 new or relocated parking spaces, expansion of the Airline Terminal, and relocation of the south-side FBO.

The Airport is located on approximately 948 acres adjacent to the City of Goleta and the University of California, Santa Barbara (UCSB) in the South Coast region of Santa Barbara County. Though incorporated in the City of Santa Barbara, the Airport is located eight miles to the west of the rest of the City of Santa Barbara. Due to the proximity of the Goleta Slough to certain proposed Master Plan project, approval of a Local Coastal Program (LCP) amendment will be necessary for some of the proposed actions. An LCP amendment will, therefore, be considered along with the proposed actions, as appropriate.

The public review of changes from the prior Draft EIR began Friday, July 15, 2016. Comments on the Recirculated Draft EIR must be received by Tuesday, **September 13, 2016**. The Draft EIR is recirculated because new Transportation/Traffic impacts (Impacts T-2 and T-3) were identified in response to previous public comment received (CEQA Guidelines §15088.5 (a)(1)). No action on the project will be taken at this hearing.

Following the end of the Recirculated Draft EIR public review period, a Final EIR including responses to comments to both the initial Draft EIR and the Recirculated Draft will be prepared, and subsequent noticed public hearing will be held at Planning Commission to consider actions to approve the project.

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VI. ADMINISTRATIVE AGENDA:

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

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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