



**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
FINISHED AGENDA**

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

NOTICES:

- A. TUESDAY, APRIL 5, 2016
SITE VISIT

7:45 A.M.
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 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 visit held. ****

- B. THURSDAY, APRIL 7, 2016
LUNCH

12:00 NOON
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met 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.

**** 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 next business day 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 Commissioners were present. ****

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. 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

**** Approved Minutes and Resolutions.**

Schwartz/Pujo Vote: 7/0

Abstain: 0
Absent: 0**

4. March 10, 2016
5. PC Resolution No 008-16
1427 San Miguel Avenue
6. PC Resolution No. 009-16
433 E. Cabrillo Boulevard

**** Approved Minutes and Resolutions.**

Schwartz/Pujo Vote: 7/0

Abstain: *as noted

**Commissioners Jordan and Thompson abstained from the Minutes
and Resolution 009-16 related to 433. E. Cabrillo Boulevard.**

Absent: 0**

7. March 17, 2016
8. PC Resolution No. 010-16
118 N. Milpas Street
9. PC Resolution No. 011-16
6100 Hollister Avenue

**** Approved Minutes and Resolutions.**

Lodge/Schwartz Vote: 7/0

Abstain: 0

Absent: 0**

10. March 18, 2016 Special Meeting

**** Approved Minutes.**

Higgins/Schwartz Vote: 4/0

Abstain: (Pujo, Jordan, Thompson)

Absent: 0**

- 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. **NEW ITEM:**

ACTUAL TIME: 1:09 P.M.

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

**** Approved Tentative Subdivision Map,
Development Plans with revised conditions.
Thompson/Jordan Vote: 5/2 (Lodge, Higgins)
Abstain: 0
Absent: 0
Resolution No. 012-16. ****

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:24 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

V. ADJOURNMENT

**** Meeting adjourned at 3:26 P.M. ****