



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

September 1, 2016

### CALL TO ORDER:

Chair Campanella called the meeting to order at 1:01 P.M.

### **I. ROLL CALL**

Chair John P. Campanella, Vice-Chair June Pujo, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson.

Absent: Commissioner Mike Jordan

### **STAFF PRESENT:**

Beatriz Gularte, Senior Planner

N. Scott Vincent, Assistant City Attorney

Jessica Grant, Project Planner

Andrew Bermond, AICP, Project Planner

Steven Greer, Environmental Planner

Julie Rodriguez, Planning Commission Secretary

Jennifer Sanchez, Commission Secretary

### **II. PRELIMINARY MATTERS:**

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

None.

B. Announcements and appeals.

Ms. Gularte announced that the Staff Hearing Officer's decision on 246 San Clemente has been appealed to the Planning Commission. A hearing date will follow.

C. Comments from members of the public pertaining to items not on this agenda.

Chair Campanella opened the public hearing at 1:02 P.M. and, with no one wishing to speak, closed the hearing.

III. **CONSENT ITEM:**

**ACTUAL TIME: 1:02 P.M.**

**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

**MOTION: Lodge/Schwartz**

Waive the Staff Report.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jordan)

Jessica Grant, Project Planner, responded to the Commission’s questions.

Chair Campanella opened the public hearing at 1:24 P.M., and with no one wishing to speak the public hearing was closed.

**MOTION: Lodge/Higgins**

**Assigned Resolution No. 022-16**

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report, dated August 25, 2016, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Delete Condition B.1.
2. Change Condition B.2. to replace “should” with “shall”.
3. Change Condition B.3 to replace “should” with “shall”.

The motion was amended to include:

4. Add Condition **C. Irrigation System Maintenance**. The irrigation system shall be maintained to prevent a system failure. Watering of vegetation on the bluff shall be kept to the minimum necessary for palm tree survival.

This motion carried by the following vote:

Ayes: 5 Noes: 1 (Pujo) Abstain: 0 Absent: 1 (Jordan)

Chair Campanella announced the ten calendar day appeal period.

#### IV. NEW ITEM:

##### ACTUAL TIME: 1:30 P.M.

##### 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.

Contact: Andrew Bermond, AICP, Project Planner

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Andrew Bermond, AICP, Project Planner, gave the Staff presentation.

Steve Amerikaner, Counsel for the Goleta West Sanitary District introduced the Applicant team: Mark Nation, General Manager; Eduardo Galindo, Architect; and Patsy Stadleman Price, Land Use Planner. Ms. Price continued the Applicant presentation.

Chair Campanella opened the public hearing at 1:54 P.M.

**MOTION: Thompson/Lodge**

**Assigned Resolution No. 023-16**

Approved the project, making the findings for Coastal Development Permit as outlined in the Staff Report, dated August 25, 2016, subject to the revised Conditions of Approval distributed to the Commission on August 30, 2016.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Jordan)

Chair Campanella announced the ten calendar day appeal period.

**V. ENVIRONMENTAL HEARING:**

**ACTUAL TIME: 1:58 P.M.**

**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.

Contact: Andrew Bermond, AICP, Project Planner  
Email: [ABermond@SantaBarbaraCA.gov](mailto:ABermond@SantaBarbaraCA.gov) Phone: (805) 564-5470, extension 4549

Andrew Bermond, AICP, Project Planner, gave the Staff presentation.

Carl Hopkins, Airport Commission Chair, gave a PowerPoint presentation representing the Airport Commission's position that it is unnecessary to retain World War II Hangars 1, 2 and 3 as Structures of Merit. They prefer to only retain Hangar 3 as a potential Structure of Merit. The removal of Hangars 1 and 2 is necessary to provide adequate ramp space as proposed in the Airport Master Plan and adequate FAA approved access to the planned additional T-hangars.

Chair Campanella opened the public hearing at 2:24 P.M.

The following people commented on the project:

1. Gordon Feingold, Santa Barbara Airport pilot, supports the Airport Master Plan. He appreciates the historical significance but only supports retaining Hangar 3. Removal of the hangars is necessary for the extension of Taxiway H, which is a safety issue. Taxiway H has the ability to prevent accidents.
2. Jenna Driscoll, Santa Barbara Channelkeeper, will be submitting written comments. Channelkeeper does not believe the mitigation measures proposed in the draft recirculated EIR are sufficient to reduce environmental impacts. Many of their concerns with the Master Plan would be addressed if the final EIR included a mitigation measure that would require a separate EIR for the Taxiway H extension project.
3. Scott Cooper, Co-Chair of Audubon Society, will be submitting written comments. Ninety percent of coastal wetlands in California have been lost. As a consequence,

there are many rules and regulations to protect resident species. Many apply to the Goleta Slough because it is the largest remaining sensitive wetland system in the state. The dilemma for city planners is balancing development and safety with environmental concerns. The proposed Airport Master Plan and EIR did not adequately balance these issues and have flawed or inadequate data and analysis, ongoing and proposed environmentally damaging activities, and a general disregard for the Goleta Slough Ecological Reserve. The impacts on forging rafters should be Class I.

With no one else wishing to speak, the public hearing was closed at 2:33 P.M.

Chair Campanella called for a recess at 2:33 P.M and reconvened at 2:48 P.M.

The Commissioners made the following comments:

- Commissioner Higgins would like to see mitigation monitoring and reporting to the Planning Commission be included.
- Commissioner Pujo commented that the Wetland Mitigation and Monitoring Plan for mitigation measures to impacts BIO-1 and BIO-4 need better clarification of what the restoration and monitoring plan needs to look like and the criteria for success. More information is needed on those parameters that should be included and followed through.
- Commissioner Schwartz stated that with additional community input, we will raise the bar on environmental analysis, especially with any impacts on the Taxiway H safety project.
- Commissioner Campanella mentioned that the Airport has a designated wildlife coordinator and the report included was complimentary but said that additional improvements were necessary as we adapt to changing conditions on hazards, such as birds. More input from the environmental community and the designated wildlife coordinator, relative to the ecology, might set the stage for being more in concert when this returns to the Commission when looking at how to monitor, not just methods of mitigation, but long term monitoring. Things change and the environmental plan should consider ongoing changes.

Chair Campanella and the Planning Commission expressed appreciation for Staff's work on the Airport Master Plan and look forward to seeing it progress.

## VI. ADMINISTRATIVE AGENDA

### ACTUAL TIME: 3:46 P.M.

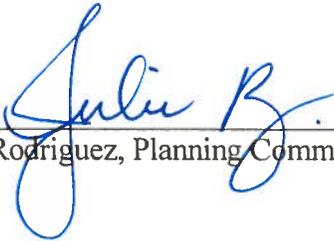
- A. Committee and Liaison Reports
  - 1. Staff Hearing Officer Liaison Report  
None was given.
  - 2. Other Committee and Liaison Reports

- a. Commissioner Campanella reported that there will be a Special Planning Commission Work Session on September 6, 2016.
- b. Commissioner Campanella reported that the next Planning Commission meeting will be Thursday, September 8, 2016.
- c. Commissioner Campanella reported that it was First Thursday and encouraged all to enjoy the downtown events.

**VII. ADJOURNMENT**

Chair Campanella adjourned the meeting at 3:47 P.M.

Submitted by,



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Julie Rodriguez, Planning Commission Secretary

