



Chair John Jostes
Commissioner Bruce Bartlett
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz

Vice Chair Sheila Lodge
Commissioner Charmaine Jacobs
Commissioner Stella Larson - Absent

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, APRIL 7, 2011
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

- A. THURSDAY, APRIL 7, 2011 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. 602 Anacapa Street (Antioch University) – Substantial Conformance Determination
Case Planner: Bettie Weiss, City Planner
Email: BWeiss@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 5509
2. UCLA Law and Planning Conference - Debriefing
Case Planner: Bettie Weiss, City Planner
Email: BWeiss@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 5509
3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

- B. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.

- C. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division Office at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- D. 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.
- E. 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.
- F. **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. Action on the review of the following Minutes and Resolutions:
 - 1. Draft Minutes of March 10, 2011
 - 2. Resolution 005-11
1233 Mission Ridge Road
 - 3. Draft Minutes of March 17, 2011
 - 4. Resolution 006-11
Highway 101 In the Vicinity of Salinas Street On/Off Ramps
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.
- 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. DISCUSSION ITEMS:

A. COMMUNITY DEVELOPMENT DEPARTMENT BUDGET

Staff will present an overview of the proposed Financial Plan for Fiscal Year 2012 and 2013 to the Planning Commission with highlights for the Community Development Department (CDD). On April 19, 2011, the City Administrator will present the Proposed Financial Plan to the Council, and the Council hearing for the CDD is scheduled for Monday May 2, 2011.

Case Planner: Bettie Weiss, City Planner

Email: BWeiss@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 5509

B. CITY OF SANTA BARBARA MASTER ENVIRONMENTAL ASSESSMENT (MEA) AND ASSOCIATED ENVIRONMENTAL REVIEW DOCUMENTS.

The Planning Commission will hold a public meeting to discuss the review, restructuring, and where necessary, revisions to the City's Master Environmental Assessment (MEA) and associated environmental review documents. The purpose of the meeting is to familiarize the Planning Commission and interested parties with existing environmental review procedures and documents, and provide information relative to the updating project currently underway, including project objectives, streamlining goals, and an outline and status for each of the anticipated work products.

Case Planner: Debra Andaloro, Senior Planner

Email: DAndaloro@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4569

IV. SUBSTANTIAL CONFORMANCE / ECONOMIC DEVELOPMENT REQUEST:

APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR VICTORIA STREET PARTNERS, LLC, 34 W. VICTORIA STREET, 039-131-016, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES AND RESIDENTIAL (MST2009-00266)

The purpose of this discussion item is to inform the Planning Commission of proposed changes to the approved mixed-use development located at 34 W. Victoria Street. The previously approved project involved the demolition of the existing 20,125 square foot commercial building (formerly occupied by Vons supermarket) and associated parking lot, and the construction of a new mixed-use development containing 23,125 square feet of commercial space and 37 residential condominiums above an underground parking garage containing 78 parking stalls.

The applicant is requesting a Substantial Conformance Determination (SCD) to add approximately 3,437 square feet of floor area to the underground parking garage to allow for additional storage for the commercial uses. The footprint of the underground parking garage has also changed, and minor design changes have occurred as a result of Historic Landmarks Commission review. The proposal does not increase the building's footprint or height. The request would require the City Council to approve an allocation of 3,437 square feet of new nonresidential square footage under the designation of Economic Development (SBMC§28.87.300).

The specific changes requested include:

- Adding 4,296 square feet of commercial storage (“back-of-house”) area to the basement to serve the public market and retail uses above;
- Eliminating some commercial floor area on the first floor (-903 s.f.);
- Adding three commercial parking spaces;
- Eliminating the “car share” use and converting those two assigned parking spaces to general commercial use; and
- Changing the layout of the basement to reduce construction costs, including pulling back from the property lines, moving the bike storage, rearranging the residential storage space, eliminating control gates, and enlarging the mechanical area.

The purpose of the discussion is to allow the Planning Commission and the public an opportunity to review the proposed changes to the approved project and provide input to the Community Development Director and City Council with regard to the SCD and Measure E requests, respectively.

The Environmental Analyst has determined that the project can be found exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332

Case Planner: Allison De Busk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

V. NEW ITEM:

APPLICATION OF SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, ARCHITECT, FOR DAVID AND ANGIE MUÑOZ, 401 OLD COAST HIGHWAY, APN 015-291-011, C-P/R-2 RESTRICTED COMMERCIAL/TWO-FAMILY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2010-00267)

The project consists of a proposal for a Conditional Use Permit (CUP) to allow an existing automobile repair business to operate in the C-P/R-2 zone and to permit the as-built alterations consisting of three auto lifts, 561 square foot interior mezzanine, roll-up door, to provide ADA accessibility, improve fire-rated construction, and modify site landscaping. The proposal addresses unpermitted use and other violations in enforcement case ENF2009-01437. The 561 square feet of non-residential square footage would be allocated from the minor addition category under SBMC§28.87.300.

The discretionary applications required for this project are:

1. A Modification to provide less than the 100 linear feet of frontage required (SBMC §28.92.110.A.2 and 28.94.030.V.3); and
2. A Conditional Use Permit to legalize an existing, unpermitted automotive service station use in the C-P zone. (SBMC §28.94.030.V)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities)

Case Planner: Suzanne Riegle, Assistant Planner
Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

VI. ENVIRONMENTAL HEARING:

MISSION CANYON COMMUNITY PLAN DRAFT ENVIRONMENTAL IMPACT REPORT.

The Mission Canyon Community Plan (MCCP) is an updated land use planning document to replace the 1984 Mission Canyon Area Specific Plan. The MCCP provides policies, development standards and actions to guide future buildout of the Plan Area using existing County Land Use densities and primary County Zone District designations to allow development of up to 158 new residential units, and for infrastructure improvements such as roadways and utilities. There are no land use designation and zoning classification changes proposed. This hearing would provide comments on the Draft Final Environmental Impact Report (EIR) for the County to address in their Final EIR.

Case Planner: Michael Berman, Project Planner
Email: MBerman@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4558

VII. ADMINISTRATIVE AGENDA:

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

VIII. 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 Chairman, 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 Chairman 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 Chairman.

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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