



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

Vice Chair Sheila Lodge
Commissioner Charmaine Jacobs
Commissioner Stella Larson

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, NOVEMBER 3, 2011
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

- A. TUESDAY, NOVEMBER 1, 2011 **7:45 A.M.**
SITE VISIT
Depart 630 Garden Street
Community Development Parking Lot
404 William Moffett Place*

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, November 3, 2011 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
Human Resources Annex, Anacapa Street driveway

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

1. 1258 San Miguel Avenue – *Tandem Parking*
Case Planner: Stacy Wilson, Associate Transportation Planner
Email: SWilson@SantaBarbaraCA.gov Phone: 805-564-5572
2. California Environmental Quality Act (CEQA) Update: Greenhouse Gases
Case Planner: Melissa Hetrick, Project Planner/Environmental Analyst
Email: MHetrick@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4467

3. 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 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*.
- D. **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.
- 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. Action on the review of the following Minutes and Resolutions:
 1. Draft Minutes of October 6, 2011
 2. Resolution 020-11
457 N. Hope Avenue
 3. Resolution 021-11
125 State Street
 4. Draft Minutes of October 13, 2011

5. Resolution 022-11
1550 and 1600 W. Mountain Drive
- 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. CONCEPT REVIEW: CONTINUED FROM SEPTEMBER 22, 2011.

APPLICATION OF ROGER RONDEPIERRE, ATLANTIC AVIATION, 404 WILLIAM MOFFETT PLACE, 073-045-003, A-F, S-D-3, AIRPORT FACILITIES AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION (MST2011-00270, CDP2011-00008)

This is a concept review. No action will be taken on the project at this hearing. The project consists of the installation of three 2,820 square foot prefabricated hangars on existing paved aircraft parking ramp at Atlantic Aviation's leasehold on Santa Barbara Airport property. The project would replace five aircraft tie-down spaces with three general aviation T-hangars (small airplane hangars shaped like a capital "T"). These hangars would be owned by Atlantic Aviation and leased to airplane owners who want a secure, enclosed space for their airplane. The new hangars will replace three older T-hangars that were removed as part of construction of the new Airline Terminal.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00008) to allow construction of three prefabricated T-hangars in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303(c).

Case Planner: Andrew Bermond, Assistant Planner

Email: ABermond@SantaBarbaraCA.gov

Phone: 805-692-6032

IV. ENVIRONMENTAL HEARING:

APPLICATION OF LISA PLOWMAN, PEIKERT GROUP ARCHITECTS (AGENT) FOR HILLSIDE HOUSE, 1235 VERONICA SPRINGS ROAD, APN 047-010-039, DR4.6 (SANTA BARBARA COUNTY) ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL 4.6 UNITS/ACRE (COUNTY) (MST2003-00793)

This is a hearing to take comments on the Draft Environmental Impact Report. No action will be taken on the project at this hearing. The proposed project consists of the annexation the 23.7-acre project site to the City of Santa Barbara, the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and the phased development of 120 new residential units in 33

buildings. With the conversion of the Harmony House to a triplex, there would be a total of 121 residential units. The buildings would be two to three stories tall, and include one- and two-car garages. Two non-residential buildings are included: a three-car garage and a 6,700-square foot administration building for Hillside House clients. The proposed residential units include 70 market-rate condominiums, 12 very-low income rental units (Hillside House units), 11 inclusionary ownership units, and 28 low-income rental units. Hillside House would continue to operate its intermediate care assisted living in the 12 units. The project includes restoration of the portion of Arroyo Burro Creek within the boundaries of the project site, located along the south-west property line. A total of 222 covered and uncovered parking spaces would be provided on site.

As part of the annexation to the City of Santa Barbara the entire lot would receive a General Plan designation of Residential (5 units/acre) and a Zoning Map Amendment to SP-9 (Specific Plan). Two development restricted areas are proposed on the project site, which would be recorded as part of the final tract map. The first restricted area would encompass the entire segment of Arroyo Burro Creek, located within the project site boundaries, and include an area of approximately 100 feet on either side of the creek for its entire length on the project site. The second restricted area would encompass the hillside on the north-east side of the project site.

The project would include a 36-foot wide public road that would be located along the south-western side of the lot. On the project site, near the intersection of the proposed public road and Veronica Springs Road, there would be a turnout for a Metropolitan Transit District (MTD) bus stop. Offsite, a 20-foot wide emergency access road that is within the City's 60-foot wide public right-of-way easement would be improved. The emergency access road crosses four privately owned parcels and would serve as a pedestrian and bike path through to Palermo Road. A new 42-inch storm water pipe line would be trenched under the Veronica Springs Road right-of-way and terminate at an existing headwall in Arroyo Burro Creek, located approximately 420 feet south of the project site on the west side of Veronica Springs Road..

ENVIRONMENTAL HEARING: The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Environmental Impact Report (EIR) for the Hillside House project located at 1235 Veronica Springs Road, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. The public review period began on Tuesday, September 27, 2011. **Comments on the Draft EIR must be received by Monday, November 14, 2011 at 4:30.** If you do not submit written comments at the hearing, please send your comments to: City of Santa Barbara, Planning Division, Attn: Peter Lawson, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990 or by email to: PLawson@SantaBarbaraCA.gov on or before November 14, 2011 at 4:30.

Case Planner: Peter Lawson,
Email: PLawson@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4565

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

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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