



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

**Vice Chair Sheila Lodge**  
**Commissioner Charmaine Jacobs**  
**Commissioner Stella Larson**

**PLANNING COMMISSION  
AGENDA**

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

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*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

**NOTICES:**

- A. **TUESDAY, NOVEMBER 29, 2011** **7:45 A.M.**  
**SITE VISITS** Depart 630 Garden Street  
Community Development Parking Lot  
1100, 1201 and 1335 Shoreline Drive (Shoreline Park)  
Lower Sycamore Creek and Punta Gorda Bridge  
1722 State Street \*

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, DECEMBER 1, 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 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/](http://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](http://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](http://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. NEW ITEMS:**

- A. **APPLICATION OF JILL ZACHARY, ASSISTANT PARKS AND RECREATION DIRECTOR, AGENT FOR THE CITY OF SANTA BARBARA, 1100, 1201 AND 1335 SHORELINE DRIVE (SHORELINE PARK), 045-240-004, P-R/S-D-3, PARKS AND RECREATION AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: NEIGHBORHOOD PARK (MST2009-00495)**

The proposed Shoreline Park Safety Improvement Project involves 1) Sidewalk and fencing replacement around the landslide area; 2) Fencing replacement and repair in some other areas of the park where fencing is in disrepair; 3) New

fencing installation to restrict access at MacGillivray Point; 4) Bluff-top revegetation at the landslide; 5) Relocation of two park benches from MacGillivray Point to an area near the landslide; 6) Lighting replacement; and, 7) Informational sign replacement. The discretionary application required for this project is a Coastal Development Permit (CDP20011-00012) to allow the proposed development 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 Act Guidelines Section 15302, Replacement or Reconstruction

Case Planner: Jan Hubbell, Parks Project Planner  
Email: JHubbell@SantaBarbaraCA.gov

Phone: 805-564-5440

**B. APPLICATION OF HOCHHAUSER BLATTER, ARCHITECT FOR 1722 STATE STREET INVESTORS, LLC PROPERTY OWNER, 1722 STATE STREET, APN 027-102-021, C-2/R-1 ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/OFFICES (MST2011-00189)**

The project consists of the conversion of an existing two-story, 7,200 square foot bank building to a new medical office and surgery center and the construction of a 5,233 square foot, two-story addition on a 28,875 square foot parcel in the El Pueblo Viejo District. The proposal includes a tentative subdivision map to create up to eight commercial condominiums. The parking lot will be reconfigured to provide 52 parking spaces, including two accessible spaces and associated landscape improvements.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create up to eight commercial condominium units (SBMC 27.07 and 27.13);
2. A Development Plan to allow the construction of 5,233 square feet of nonresidential development (SBMC §28.87.300);
3. A Conditional Use Permit to allow the parking area for non-residential uses in a residential zone (SBMC §28.94.030.I); and
4. A Transfer of Existing Development Rights per SBMC§28.95.020 for receiving and sending sites to allow non-residential development in excess of 2,000 square feet of new floor area.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 New Construction or Conversion of Small Structures.

Case Planner: Kelly Brodison, Assistant Planner  
Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5440

**IV. ENVIRONMENTAL HEARING:**

**APPLICATION OF CITY OF SANTA BARBARA, PUBLIC WORKS DEPARTMENT, LOWER SYCAMORE CREEK AND PUNTA GORDA STREET BRIDGE, ROW-001-603, R-3/R-4 (LIMITED MULTIPLE-FAMILY/ HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONES, GENERAL PLAN DESIGNATION: OPEN SPACE/ STREAM (MST2009-00374)**

The Lower Sycamore Creek Channel Widening and Punta Gorda Street Bridge Replacement Project is comprised of two phases. The Phase 1 component includes channel improvements beginning five feet north of the Highway 101 right-of-way and extending approximately 150 feet upstream toward Punta Gorda Street. The Phase 2 component includes channel improvements beginning at the northerly end of Phase 1 and extending 195 feet upstream to a point approximately 75 feet upstream of the Punta Gorda Street Bridge. Phase 2 includes the replacement of the Punta Gorda Street Bridge. A creek restoration plan is incorporated into both phases.

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the Draft Initial Study and Mitigated Negative Declaration, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. Written comments will be accepted through December 8, 2011.

**No formal action on the development proposal or environmental document will take place at this hearing.**

Case Planner: Kathleen Kennedy, Associate Planner  
Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

Phone: 805-564-5470, ext. 4560

**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

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**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](mailto: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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