



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

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

**PLANNING COMMISSION
FINISHED AGENDA**

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

NOTICES:

A. THURSDAY, APRIL 7, 2011
LUNCH

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

The Planning Commission met 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

**** Discussion held. ****

2. UCLA Law and Planning Conference - Debriefing
Case Planner: Bettie Weiss, City Planner
Email: BWeiss@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 5509

**** Discussion held. ****

3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** Update given. ****

- B. Regular meetings 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*.

- A. 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.

- B. 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. Commissioners Larson and Schwartz absent.****

II. PRELIMINARY MATTERS:

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
 - 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

**** Approve the Minutes and Resolutions as corrected.**

Jordan/Lodge Vote: 5/0

Abstain: as noted.

**Commissioners Jordan and Lodge abstained
from the Minutes and Resolution of March 10, 2011.**

**Commissioner Bartlett abstained from Resolution 005-11
and related Minutes of March 10, 2011.**

**Commissioner Jacobs abstained from Resolution 006-11
and related Minutes of March 17, 2011.**

Absent: 2 (Larson, Schwartz)**

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

**** No Requests were made. ****

- C. Announcements and appeals.

**** Announcements were made. ****

- 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. DISCUSSION ITEMS:

ACTUAL TIME: 1:15 P.M.

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

**** Discussion held. ****

ACTUAL TIME: 2:02 P.M.

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

**** Discussion held. ****

IV. SUBSTANTIAL CONFORMANCE / ECONOMIC DEVELOPMENT REQUEST:

ACTUAL TIME: 3:42 P.M.

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

**** Recommended approval of Substantial Conformance Determination
to the Community Development Director and City Council.
Bartlett/Jordan Vote: 3/2 (Lodge, Jacobs)
Abstain: 0
Absent: 2 (Larson, Schwartz)
Resolution No. 007-11. ****

V. **NEW ITEM:**

ACTUAL TIME: 4:08 P.M.

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

**** Approved.**
Lodge/Jacobs Vote: 5/0
Abstain: 0
Absent: 2 (Larson, Schwartz)
Resolution No. 008-11. **

VI. ENVIRONMENTAL HEARING:

ACTUAL TIME: 4:19 P.M.

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

**** Hearing held. ****

VII. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:54 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report deferred to next meeting. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

VIII. ADJOURNMENT:

**** Meeting adjourned at 5:00 P.M. ****