



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

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

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, OCTOBER 6, 2011
1:00 P.M.**

NOTICES:

- A. **TUESDAY, OCTOBER 4, 2011** **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
457 N. Hope Avenue
125 State Street*

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information. *Denotes story poles will be up during the site visit.

**** Site visits held. ****

- B. **THURSDAY, OCTOBER 6, 2011** **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. 2416 Medcliff Avenue – *Tandem Parking*
Case Planner: Stacy Wilson, Associate Transportation Planner
Email: SWilson@SantaBarbaraCA.gov Phone: 805-564-5572

**** Discussion held. ****

2. California Environmental Quality Act (CEQA) Updates
Case Planner: Melissa Hetrick, Project Planner
Email: MHetrick@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4564

**** 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. ****

- C. 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*.
- D. 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.
- E. 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.
Commissioner Jacobs 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 September 22, 2011

2. Resolution 019-11
1820-1826 De la Vina Street

**** Approved the Minutes and Resolution as corrected.**

Bartlett/Jordan Vote: 6/0

Abstain: 0

Absent: 1 (Jacobs)**

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

**** 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. CONSENT ITEM: CONTINUED FROM SEPTEMBER 22, 2011.

ACTUAL TIME: 1:07 P.M.

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).

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

**** Continued to November 3, 2011. ****

IV. NEW ITEMS:

ACTUAL TIME: 1:07 P.M.

A. APPLICATION OF TRUDI CAREY AGENT FOR GIARDINI DI CIPRIANI, LLC, 457 N HOPE AVENUE, APN 057-170-012, RES 4.6 (COUNTY) ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (COUNTY) (MST2006-00564)

The project consists of a nine-lot subdivision of a 2.96-acre vacant parcel, currently located within the County of Santa Barbara's jurisdiction. As part of the project, the site would be annexed to the City of Santa Barbara. A General Plan designation of Residential (5 units/acre) and Zoning designation of One-Family Residence E-3/S-D-2 (7,500 square feet minimum) is proposed. No development of the individual lots is currently proposed, but construction of infrastructure to serve all of the lots is part of the project. Infrastructure would include a new cul-de-sac road, which would be dedicated as a public road, and all utilities to serve each of the nine lots. Future development of the parcels would be single-family homes. Future development of homes would be reviewed individually through design review and building permit review. Based upon the proposed lot size, it can be assumed that development could be up to 30 feet in height and approximately 4,000 square feet in size (includes garage, habitable space and hardscape).

The discretionary applications required for this project are:

Actions requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council and/or Local Agency Formation Commission (LAFCO):

1. General Plan Amendment to change the land use designation of project site from the Santa Barbara County Land Use Designation of Residential, Res 4.6 units per acre to City General Plan Designation of Residential, 5 units per acre (SBMC §28.07);
2. Zoning Map Amendment to rezone the site from the Santa Barbara County zoning designation of Single-Family Residential 8-R-1 to the City Zoning designation of One-Family Residence/Special District E-3/S-D-2 (7,500 s.f. minimum) (SBMC, §28.92.020);
3. Detachment from County Service Area (CSA) No. 32 (Unincorporated Law Enforcement) County Fire District and Goleta Water District;

4. Annexation of the property from Santa Barbara County to the City of Santa Barbara;

Actions by the Planning Commission, contingent upon approval of the actions listed above:

5. A Modification to reduce the required street frontage of proposed Lot number 8 from 60 feet to 38 feet (SBMC §28.92.026.A);
6. A Tentative Subdivision Map to allow the division of one parcel (1) into nine (9) lots (SBMC 27.07);

The Planning Commission will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Peter Lawson, Associate Planner

Email: PLawson@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4565

**** Recommendation to City Council for Annexation,
General Plan Amendment, and Zoning Map Amendment.**

Lodge/Larson Vote: 6/0

Abstain: 0

Absent: 1 (Jacobs)

Resolution No. 020-11.

Certified Final Negative Declaration.

Lodge/Larson Vote: 6/0

Abstain: 0

Absent: 1 (Jacobs)

Resolution No. 020-11.

Approved Street Frontage Modification and Tentative Subdivision Map.

Lodge/Schwartz Vote: 4/2 (Bartlett, Jordan)

Abstain: 0

Absent: 1 (Jacobs)

Resolution No. 020-11.

Approved height of light poles to be 14 feet.

Lodge/Larson Vote: 6/0

Abstain: 0

Absent: 1 (Jacobs)

Resolution No. 020-11. **

ACTUAL TIME: 3:09 P.M.

B. APPLICATION OF TRISH ALLEN, AGENT FOR THE CHILDREN'S MUSEUM OF SANTA BARBARA, 125 STATE STREET, 033-075-012, - 014; 033-010-012; 033-042-016; HRC-II/SD 3 (HOTEL AND RELATED COMMERCE II AND COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE (MST2009-00119)

The project consists of the construction of a new three-story 16,691 net square foot building for the Children's Museum of Santa Barbara (CMSB). The first floor would contain 9,083 net square feet, the second floor would contain 7,265 net square feet, and the third floor would contain 343 net square feet. Two parking spaces would be provided on-site, and 29 parking spaces would be supplied in the Railroad Depot parking lot. The project also includes removal and replacement of street trees, and landscape and hardscape improvements, including a rooftop terrace above the second floor.

The discretionary applications required for this project are:

1. A Modification to allow the ADA access ramp and bike parking/posts to encroach into the front setback along State Street(SBMC §28.92.110.A.2);
2. A Modification to allow the ADA access ramp, stairs, bike parking/posts and trash enclosure to encroach into the front setback along Kimberly Avenue (SBMC §28.92.110.A.2);
3. A Modification to provide less than the required number of parking spaces (SBMC §28.92.110.A.1);
4. A Coastal Development Permit (CDP2011-00006) to allow the proposed development in the Appealable and Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
5. A Development Plan to allow the construction of 16,691 square feet of nonresidential development (SBMC §28.87.300).

Additionally, the following application requires a recommendation from the Planning Commission and approval by the City Council:

6. Final Community Priority Designation for 5,106 square feet of nonresidential development (SBMC 28.87.300).

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

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

Phone: 805-564-5470, ext. 4552

**** Approved with added conditions; and
Recommended Final Community Priority Designation to City Council .
Larson/Lodge Vote: 6/0
Abstain: 0
Absent: 1 (Jacobs)
Resolution No. 021-11. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:47 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

VI. ADJOURNMENT:

**** Meeting adjourned at 4:51 P.M. ****