



**Chair Sheila Lodge  
Commissioner Bruce Bartlett  
Commissioner Stella Larson -  
Commissioner Addison Thompson**

**Vice Chair Mike Jordan - *Absent*  
Commissioner John Campanella  
Commissioner Deborah L. Schwartz**

**PLANNING COMMISSION  
AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, MAY 3, 2012  
1:00 P.M.**

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

**NOTICES:**

- A. TUESDAY, MAY 1, 2012 **7:45 A.M.**  
**SITE VISITS** Depart 630 Garden Street  
Community Development Parking Lot  
122 Santa Barbara 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.

- B. THURSDAY, MAY 3, 2012 **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, extension 4535. 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. Action on the review of the following Minutes and Resolutions:
  - 1. Draft Minutes of April 5, 2012  
**Continued from April 19, 2012**
  - 2. Draft Minutes of April 12, 2012
- 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. CONSENT ITEM:**

**APPLICATION OF DENNIS THOMPSON, ARCHITECT FOR JACK AND JUDY STAPELMANN, 122 SANTA BARBARA STREET, APN 017-022-002, OC/SD-3 ZONES, GENERAL PLAN DESIGNATION: OCEAN RELATED COMMERCIAL AND MEDIUM HIGH RESIDENTIAL (MST12-00021) Rescheduled from April 19, 2012.**

The project consists of a proposal to create a new parking lot with nine spaces on a 5,208 square foot vacant lot. The project includes walls, gate, lighting, and landscaping.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2012-00003) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44); and
2. A Conditional Use Permit to allow a parking lot in the OC Ocean-Oriented Commercial Zone (SBMC §28.71.020).

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

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4531

**IV. DISCUSSION ITEM:**

**COMMUNITY DEVELOPMENT DEPARTMENT BUDGET**

Staff will present an overview of the proposed Financial Plan for Fiscal Year 2013 to the Planning Commission with highlights for the Community Development Department (CDD). On April 17, 2012, the City Administrator will present the Proposed Financial Plan to the Council, and the Council hearing for the CDD is scheduled for Wednesday May 16, 2011.

Case Planner: Bettie Weiss, City Planner

Email: BWeiss@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 5509

**V. NEW ITEM:**

**APPLICATION OF ROGER RONDEPIERRE, ATLANTIC AVIATION, 404 WILLIAM MOFFETT PLACE, 073-450-003, 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 general aviation T-hangars (i.e., airplane hangars shaped like a capital "T") on existing paved aircraft parking ramp at Atlantic Aviation's leasehold on Santa Barbara Airport property. The project would displace five transient aircraft tie-down spaces. These hangars would be owned by Atlantic Aviation and leased to airplane owners as a secure, enclosed space for their airplanes. The new hangars will replace three older T-hangars that were removed for 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, AICP, Project Planner  
Email: ABermond@SantaBarbaraCA.gov

Phone: 805- 692-6032

**VI. ADMINISTRATIVE AGENDA:**

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

**VII. 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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