



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

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

**PLANNING COMMISSION
AGENDA**

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

Website: www.SantaBarbaraCa.gov

NOTICES:

- A. TUESDAY, OCTOBER 30, 2012 **7:45 A.M.**
SITE VISITS
Depart 630 Garden Street
Community Development Parking Lot
1130 N. Milpas Road
2224 Gibraltar Road

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, NOVEMBER 1, 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 the following:

1. Harbor Myoporum Trees – *SCD Level 3*
Case Planner: Danny Kato, Senior Planner
Email: DKato@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 2567
2. 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, 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. 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 4, 2012
 - 2. Resolution 014-12
1607 Shoreline 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. NEW ITEMS:

A. APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, AGENT FOR SANTA BARBARA BOWL FOUNDATION, 1130 N. MILPAS STREET, APN 029-201-004, R-3 (LIMITED MULTIPLE-FAMILY RESIDENCE) & E-1 (ONE-FAMILY RESIDENCE) ZONES, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2009-00551)

The project consists of a new 2,210 square foot (net), one-story box office building with public restrooms, and a new pedestrian plaza and pathway with security check areas. A new shuttle bus stop and eight new bicycle parking spaces are also proposed. Sections of the sandstone walls would be removed and re-used. A new cul-de-sac, sidewalk, vehicular gate (with Fire Department Knox Box), and pedestrian gate are proposed at the termination of Lowena Drive. Grading consists of approximately 2,700 cubic yards of cut and 1,200 cubic yards of fill. The project also includes the vacation of a portion of Lowena Drive and a General Plan Map Amendment to change the land use designation from Medium High Density Residential (15-27 du/acre) to Institutional. No operational changes to the Santa Barbara Bowl are proposed.

Santa Barbara Bowl improvements proposed on the adjacent County-owned property are subject to courtesy review only and consist of restriping of the parking lot to increase parking for passenger vehicles, tour buses and semi-trailer trucks; new valet bicycle parking; new stone retaining wall and oak trees on east hillside; and the remodeling of existing 1,400 sq. ft. ticket office (Dreier Building) into a security office and conference room. Grading consists of 730 cubic yards of cut.

The discretionary applications required for this project are:

1. A Modification to allow a new 5'-3" high retaining wall that exceeds the maximum allowable height of 3'-6" within ten feet of the front lot line on Milpas Street (SBMC §28.92.110.A);
2. A Modification to allow new variable height retaining walls (max. 15') that exceed the maximum allowable height of 3'-6" within ten feet of the front lot line on Lowena Drive (SBMC §28.92.110.A);
3. A Modification to allow a new 3'-6" high guard rail on top of a new 8' maximum high retaining wall that exceeds the maximum allowable height of 8' within the six foot interior setback (SBMC §28.92.110.A);
4. A Conditional Use Permit to allow a quasi-public facility to operate in a residential zone (SBMC §28.94.030.W);
5. Initiation of General Plan Map Amendment (from Medium-High Density Residential to Institutional) (SBMC § 28.07.010); and
6. Vacation of a portion of Lowena Drive to be approved by City Council. (Under separate application to the Public Works Department)

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.

Case Planner: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4560

B. APPLICATION OF MARK MANION ATTORNEY FOR PLAZA DEL ORO LLC, 351, 361, AND 371 SOUTH HITCHCOCK WAY AND 350 AND 360 SOUTH HOPE AVENUE, APN 051-240-004, E-3/PD/SD-2 ONE-FAMILY RESIDENTIAL/PLANNED DEVELOPMENT/SPECIAL DESIGN DISTRICT TWO ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL /MEDIUM-HIGH DENSITY RESIDENTIAL (MST2012-00339)

The Plaza De Oro development is sited on a 2.96-acre lot is known by the following addresses: 351, 361, and 371 South Hitchcock Way and 350 and 360 South Hope Avenue. The is currently developed with three office buildings totaling 35,000 square feet (351 S. Hitchcock Way and 350 & 360 S. Hope Ave.), a 2,965 square foot restaurant with 80 seats (361 S. Hitchcock Way), a 7,800 square foot movie theatre with 594 seats (371 S. Hitchcock Way), and a shared 150-space parking lot provides the parking for the development. The existing development is proposed to remain unaltered.

The discretionary application required for this project is an Amendment to the Conditions of Approval for the site, as required per the October 7, 1976 Board of Land Use Controls approval. The applicant is requesting to delete condition number one, which prohibited the use of offices as medical, dental or real estate offices and required annual reporting of tenant rolls.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

C. APPLICATION OF ADAM SHARKEY, ARCHITECT FOR ALLISON ARMOUR, 2224 GIBRALTAR ROAD, APN 021-180-004, A-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00187)

The proposed project involves an amendment to site's building envelope in order to allow the construction of a new two-car garage and the conversion of the existing two-car garage into additional living area for an existing single-family residence.

The project site is 11.46 acres and is currently developed with a 3,714 square foot two-story residence with an attached 575 square foot two-car garage. The project would convert the existing garage area into habitable space and add a new 480 square foot attached two-car garage to the north of the existing residence.

The subject parcel has a 12,135 square foot building envelope that was identified when the lot was created in 1991. The proposed new garage would be located outside of the previously identified building envelope. The applicant is proposing to amend the building envelope by relocating 535 square feet of it to the area of the proposed garage addition in order to accommodate the project.

The discretionary application required for this project is an Amendment to the previously approved Building Envelope for the site, as required per Planning Commission Resolution 012-91 and shown on the approved Final Map for 931 Mountain Drive (Subdivision Map Act § 66472.1).

An Addendum to the approved Negative Declaration has been prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Allison DeBusk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

IV. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports

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

V. 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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