



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

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

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MARCH 15, 2012
1:00 P.M.**

NOTICES:

- A. TUESDAY, MARCH 13, 2012 **7:45 A.M.**
SITE VISIT
630 GARDEN STREET
Community Development Parking Lot
1085 Coast Village Road *
00 Block of East Cabrillo Boulevard (Cabrillo Boulevard Bridge)
25 E. Mason 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 were up during the site visit.

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

- B. THURSDAY, MARCH 15, 2012 **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. 25 E. Mason Street - *Update*
Case Planner: Allison DeBusk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4552

**** Discussion held. ****

2. 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.**

Commissioners Jordan 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 February 16, 2012
 2. Draft Minutes of March 1, 2012

**** Approved the Minutes of February 16 and March 1, 2012 as corrected.**

Thompson/Bartlett Vote: 5/0

Abstain: 0

Absent: 2 (Jordan, Schwartz) **

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

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

- C. Announcements and appeals.

**** No 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. CONCEPT REVIEW:

ACTUAL TIME: 1:05 P.M.

APPLICATION OF JESSICA GRANT, AGENT FOR CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, 00 BLOCK OF EAST CABRILLO BLVD, 033-120-0RW, HRC-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: PARKS AND OPEN SPACE (MST2004-00878/CDP2007-00001)

The proposed project involves the potential relocation of the previously approved Cabrillo Beachway Bridge. As approved, the Beachway Bridge would be replaced in its current location, with a separate, temporary beachway bridge to be constructed to the south of the existing bridge. The potential relocation would be the permanent shift of the Cabrillo Beachway Bridge to the location of the approved temporary bridge. The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

If the project proceeds, the discretionary applications required would be a Recommendation to the California Coastal Commission to amend the Coastal Development Permit for the portion of the project that is within the Commission's Original Jurisdiction

If the project proceeds, further environmental review will occur. The Planning Commission previously approved a Mitigated Negative Declaration for the approved Cabrillo Bridge Replacement Project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Jessica Grant, Project Planner
Email: JGrant@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 5338

****Review held. ****

IV. **NEW ITEM:**

ACTUAL TIME: 1:43 P.M.

APPLICATION OF KEVIN DUMAIN ARCHITECT FOR JANDA PARTNERS LP, 1085 COAST VILLAGE RD, APN 009-281-003, C-1 LIMITED COMMERCIAL/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2010-00026)

The project consists of alterations to an existing 2,317 sf automobile service station including: demolishing of 344 sf of retail floor area; constructing of a 607 sf addition of retail floor area; constructing of a 1,667 sf covered car wash; installing of two pay point kiosks; constructing of a 135 sf equipment enclosure; revising driveway entrances to improve pedestrian circulation; converting of an existing exploratory well to a non-potable production well; relocating the existing propane tank; constructing a shade trellis for car wash detailing operations; restriping parking for a total of 10 parking spaces on site; and remodeling the interior of the service station including the removal of service bays to be used as a mini-market. An existing Jacaranda tree will be relocated to allow and existing curb cut to be widened.

The discretionary applications required for this project are:

1. Design Review by the Architectural Board of Review of additions and alteration to a non-residential development (SBMC §22.68.040(A.));
2. A Modification to provide less than the 18 required parking spaces (SBMC §28.92.110.1);
3. A Modification to allow two pay point kiosks to be located within the required 10 foot front setback. (SBMC §28.92.110.1);
4. A Conditional Use Permit for the conversion of an existing automobile service station to automobile service station with mini-market (SBMC § 28.94.030.V.);
5. A Conditional Use Permit for the car wash in the C-1 Zone District (SBMC § 28.94.030.Q.); and
6. A Coastal Development Permit for development including an automobile service station with mini-market and car wash and a new well in the Coastal Zone (SBMC §28.44.060).

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: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2697

**** Approved with added conditions.
Thompson/Larson Vote: 4/0
Abstain: 0
Absent: 3 (Bartlett, Jordan, Schwartz)
Resolution No. 006-12. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 2:42 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 2:49 P.M. ****