



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
FINISHED AGENDA**

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

NOTICES:

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

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.

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

- B. THURSDAY, NOVEMBER 1, 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. Harbor Myoporum Trees – *SCD Level 3*
Case Planner: Danny Kato, Senior Planner
Email: DKato@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 2567

**** 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.**

Commissioner Schwartz was 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 October 4, 2012
 2. Resolution 014-12
1607

**** Approved as corrected.**

Jordan/Thompson Vote: 5/0

Abstain: 1 (Bartlett)

Absent: 1 (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. NEW ITEMS:

ACTUAL TIME: 1:02 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself from hearing this project due to work being done by his architectural firm, and left the dais at 1:02 P.M.

- 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

**** Approved.**

Larson/Thompson Vote: 5/0

Abstain: 0

Absent: 2 (Bartlett, Schwartz)

Resolution No. 015-12. **

ACTUAL TIME: 1:55 P.M.

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

**** Amendment approved, with added condition.**

Bartlett/Jordan Vote: 6/0

Abstain: 0

Absent: 1 (Schwartz)

Resolution No. 016-12. **

ACTUAL TIME: 2:26 P.M.

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

**** Amendment approved.**
Bartlett/Larson Vote: 6/0
Abstain: 0
Absent: 1 (Schwartz)
Resolution No. 017-12. **

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 2:37 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

V. ADJOURNMENT:

**** Meeting adjourned at 2:45 P.M. ****