



**Chair Mike Jordan**  
**Commissioner Bruce Bartlett**  
**Commissioner Sheila Lodge**  
**Commissioner Addison Thompson**

**Vice Chair Deborah L. Schwartz**  
**Commissioner John Campanella**  
**Commissioner June Pujo**

**PLANNING COMMISSION  
AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, DECEMBER 12, 2013  
1:00 P.M.**

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

**NOTICES:**

- A. TUESDAY, DECEMBER 10, 2013 **7:45 A.M.**  
**SITE VISITS**  
Depart 630 Garden Street  
Community Development Parking Lot  
101 S. La Cumbre Road  
900 Channel Drive

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. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). You can also click on [www.SantaBarbaraCA.gov/CityTVProgamGuide](http://www.SantaBarbaraCA.gov/CityTVProgamGuide) for a rebroadcast schedule. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at <http://www.SantaBarbaraCA.gov/PCVideos>.

- C. **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.

- D. 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.
- E. 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.
- F. 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. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. 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. STAFF HEARING OFFICER APPEAL:**

**APPEAL BY KENNETH LEVIN OF THE STAFF HEARING OFFICER'S DECISION FOR THE APPLICATION OF CEARNAL ANDRULAITIS, LLP ARCHITECT FOR AVENUE 26 HOLDINGS, LLC, 101 S. LA CUMBRE ROAD (FORMERLY KNOWN AS 100 S. LA CUMBRE ROAD), APN 051-022-027, C-2 COMMERCIAL AND SD-2 SPECIAL DESIGN DISTRICT 2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/ MEDIUM HIGH RESIDENTIAL (15 27 DU/ACRE) (MST2013-00018)**

The 25,765 square foot site is developed with a 1,737 square foot gas station (closed since 2005), a surface parking lot, and related structures, all of which are proposed to be demolished. The project site is actively undergoing soil remediation for ground water contamination caused by Leaking Underground Storage Tanks. The proposal includes the redevelopment of the site with a one-story, 4,737 square foot commercial building, a 25-space parking lot, soil excavation, installation of remediation equipment and vapor intrusion barriers, and site improvements. The improvements include an outdoor seating area, installation of new landscaping, construction of a trash enclosure, and elimination of driveway aprons along the La Cumbre Road and Lane frontages. The discretionary applications requested for the project are:

1. A Front Setback Modifications to allow a building greater than 15 feet in height to be constructed within the required 20-foot front setback on La Cumbre Road and La Cumbre Lane (SBMC §28.45.008 and §28.92.110);
2. A Front Setback Modification to allow a trash enclosure within the required 10-foot front setback on La Cumbre Lane (SBMC §28.45.008 and §28.92.110); and
3. A Development Plan for the allocation of 3,000 square foot of additional commercial development from the Prior Pending Category (SBMC Chapter 28.85).

On October 30, 2013, the Staff Hearing Officer partially approved the Modification requests, subject to several conditions. The appellant is appealing the partial approval of the project and related conditions of approval.

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

Case Planner: Suzanne Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687.

#### IV. NEW ITEM:

**APPLICATION OF TRICIA KNIGHT, AGENT FOR VERIZON WIRELESS, LEASEE, 900 CHANNEL DRIVE, APN 017-393-002, R-1 ONE-FAMILY RESIDENCE ZONE AND SD-3 COASTAL OVERLAY ZONE, LOCAL COASTAL PLAN DESIGNATION: OPEN SPACE (MST2011-00246)**

The proposed project involves installation of a 50-foot tall mono-pole containing nine cellular telephone antennas and associated ground equipment in a 552-square foot site contained within a seven-foot high stucco wall on vacant land owned by the Santa Barbara Cemetery Association. The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2011-00019) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
2. A Conditional Use Permit to allow a cellular tower greater than 45 feet tall in a residential zone (SBMC §28.94.030.DD); and
3. A Modification to allow development in the Front Setback (SBMC §28.15.085).

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 or Conversion of Small Structures.

Case Planner: Peggy Burbank, Project Planner

Email: PBurbank@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4582.

**V. DISCUSSION ITEM:**

**AVERAGE UNIT SIZE DENSITY INCENTIVE PROGRAM**

Staff will present to the Planning Commission three process review options for rental projects developed under the Average Unit Size Density Incentive Program. The Planning Commission will forward a recommendation to the City Council.

Case Planner: Bettie Weiss, City Planner

Email: BWeiss@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5509.

**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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