



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
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JULY 11, 2013
1:00 P.M.**

NOTICES:

- A. THURSDAY, JULY 11, 2013 **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. Update on Mission Creek Bridge and Lower State Street projects
Project Contacts: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov
Phone: (805) 564-5470, ext. 4560

John Ewasiuk, Principal Engineer
Email: JEwasiuk@SantaBarbaraCA.gov
Phone (805) 564-5373

**** 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. ****

- B. 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*.

- C. 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.
- D. 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. All present. ****

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 June 13, 2013
2. Resolution 010-13
448 Alan Road

**** Approved with correction.**

Lodge/Schwartz Vote: 7/0

Abstain: 0

Absent: 0**

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

****Request was made. ****

- C. Announcements and appeals.

**** None. ****

- 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:

A. **HIGHWAY 101 HOV PROJECT UPDATE AND DISCUSSION**

The purpose of this hearing is to update the Planning Commission on the status of the South Coast Highway 101 HOV Lanes Project; allow for Planning Commission discussion of approval considerations, environmental review, and the project scope; and to forward the Planning Commission's input in these areas to the Caltrans District 5 Director with the intention of increasing Caltrans' responsiveness to City-related issues.

Case Planner: Dan Gullett, Associate Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550.

**** Postponed Indefinitely.****

ACTUAL TIME: 1:09 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Campanella recused himself due to past involvement with the project and left the dais at 1:09 P.M.

B. **APPLICATION OF PEIKERT GROUP ARCHITECTS FOR HILLSIDE HOUSE, 1235 VERONICA SPRINGS ROAD, APN 047-010-039, DR 4.6 (COUNTY), GENERAL PLAN DESIGNATION: RESIDENTIAL 4.6 (COUNTY) (MST2003-00793)**

Note: This hearing is to review revisions to the project, which include providing all rental units instead of a mix of condominiums and rental units, reducing the total square footage of development and providing a surface parking lot for the dwelling units instead of garages. The project description below reflects these revisions.

Project Description

The proposed project involves the annexation of the approximately 24 acre legal lot to the City of Santa Barbara, the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and the phased development of 120 residential units in 17 buildings. With the conversion of Harmony House to a manager's unit, there would be a total of 121 residential units. The new buildings would be two to three stories tall and contain rental units with a mix of market rate and affordable units. A proposed non-residential building would include an administration building for Hillside House clients. Other uses would include a pool, a club house within the Harmony House, and a laundry facility for all residents.

The General Plan pre-annexation designation of the site is Residential (5 units/acre) and a Zoning Map Amendment to SP-10 (Specific Plan) is proposed. Two conservation easements are proposed on the project site; one would encompass Arroyo Burro Creek, located within the project site boundaries, including approximately 100 feet on either side of the creek for its entire length on the project site. The second conservation easement would encompass the hillside on the northern side of the project site.

Access to the site would be provided by a new 36-foot wide public road that would end at a cul-de-sac. Parking for both residents and their guests would be provided in a 246 space surface parking lot adjacent to the development. Immediately off site, within an undeveloped right-of-way, a combined bike path and emergency access road would be constructed, connecting Palermo Road to the new cul-de-sac. In addition to the public road, there would be public drainage improvements both on- and off-site. Finally, Arroyo Burro Creek, located along the southern portion of the lot, would be restored, including an approximate 100-foot wide area along the top-of-bank.

The purpose of the concept review was to allow the Planning Commission and the public an opportunity to review the revised 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 result in requests for future project design changes.

No formal action on the development proposal was taken at the concept review hearing, nor was any determination made regarding environmental review of the proposed project.

A Final Environmental Impact Report (EIR) has been prepared and prior to any future action on the project, the Planning Commission will consider certification of the EIR, and must make findings pursuant to the California Environmental Quality Act Guidelines Section 15091.

Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4565.

**** Review held.**

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 7:11 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 7:14 P.M. ****