



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, DECEMBER 12, 2013
1:00 P.M.**

NOTICES:

- A. TUESDAY, DECEMBER 10, 2013 **7:45 A.M.**
SITE VISIT
630 GARDEN STREET
Community Development Parking Lot
101 S. La Cumbre Road
900 Channel Drive

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. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.SantaBarbaraCA.gov/PCVideos.
- 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. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

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

- B. Announcements and appeals.

**** Announcements were made. ****

- 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.]

**** Joyce Untch and Philip Walker commented on
the proposed Fence and Hedge Ordinance Amendments ****

III. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:08 P.M.

**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.

**** Denied Appeal and upheld Staff Hearing Officer's decision**

Schwartz/Lodge Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 015-13. **

IV. NEW ITEM:

ACTUAL TIME: 3:19 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, the following Commissioners recused themselves from hearing this item:

- A. Commissioner Thompson recused himself due to being a member of the Santa Barbara Cemetery Association.
- B. Commissioner Bartlett recused himself due to Verizon leasing property that he owns.

Commissioners Thompson and Bartlett left the dais at 3:21 P.M.

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.

**** Approved Coastal Development Permit, Conditional Use Permit and Front Setback Modification with added condition.**

Schwartz/Lodge Vote: 5/0

Abstain: 0

Absent: 2 (Bartlett, Thompson)

Resolution No. 016-13. **

V. DISCUSSION ITEM:

ACTUAL TIME: 3:58 P.M.

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.

**** Discussion commenced and continued to December 19, 2013 .**

Thompson/Bartlett Vote: 6/0

Abstain: 0

Absent: 1 (Lodge*)

*** = Commissioner Lodge left the dais at 5:28 p.m.) ****

VI. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 6:27 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** None given. ****

2. Other Committee and Liaison Reports

**** None given. ****

VII. ADJOURNMENT:

**** Meeting adjourned at 6:27 P.M. ****