



Chair Deborah L. Schwartz
Commissioner Bruce Bartlett
Commissioner Mike Jordan - *Absent*
Commissioner June Pujo

Vice Chair Addison Thompson
Commissioner John Campanella
Commissioner Sheila Lodge

**PLANNING COMMISSION
SPECIAL MEETING AGENDA**
**** Please note meeting start time ****

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MAY 22, 2014
9:00 A.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. TUESDAY, MAY 13, 2014
SITE VISITS

7:45 A.M.
Depart 630 Garden Street
Community Development Parking Lot
608-614 Chapala Street
1661 Shoreline Drive
240 W. Alamar Avenue*

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. *Denotes story poles will be up during the site visit.

- B. THURSDAY, MAY 22, 2014
BREAKFAST

8:00 A.M.
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. Coastal Infiltration Reduction Project – *Consolidated CDP Request*
Contact: Sara Iza, Project Planner
Email: SIza@SantaBarbaraCA.gov Phone: (805) 897-2685
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

- C. This special meeting of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on 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 next business day at <http://www.SantaBarbaraCA.gov/PCVideos>.
- D. **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 City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- E. 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.
- F. 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.
- G. **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

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. CONSENT ITEM:

APPLICATION OF KIMBERLY TRUE, LANDSCAPE ARCHITECT FOR PETER & LINDA SNOWDEN, 1661 SHORELINE DRIVE, APN 045-173-040, E-3 (ONE-FAMILY RESIDENCE) & SD-3 (COASTAL OVERLAY) ZONES, GENERAL PLAN & LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL (5 UNITS PER ACRE) MST2014-00057/CDP2014-00008

The project is located on a 20,473 square-foot bluff top lot developed with an existing single-family residence and attached garage. The project consists of landscaping changes including, removal of 1,518 square feet of existing lawn; a new 450 square foot permeable, artificial turf, bocce ball court; a new 93 square foot decomposed granite path; 574 square feet of flagstone with planted joints; new drip irrigation; water wise planting; landscape boulders; and replacement of 174 linear feet of fencing along the eastern and western property lines with new fencing between 4.5 and 8 feet tall.

The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's 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 (New Construction or Conversion of Small Structures).

Case Planner: Dan Gullett, Project Planner

Email: DGullett@SantaBarbaraCA.gov

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

IV. NEW ITEM:

A. APPLICATION OF HEIDI JONES, SUZANNE ELLEDGE PERMITTING FOR FIGUEROA INVESTORS, 608 AND 614 CHAPALA STREET, APN 037-131-020, C-M (COMMERCIAL MANUFACTURING) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL 28-36 DU/ACRE MST2014-00397)

The project consists of a proposal to infill 5,402 square feet under an existing roof area attached to a 20,859 square foot commercial building and to add a 187 square foot restroom addition to an existing 179 square foot detached office building. No change in use is proposed and no grading is required. Total development on this 42,972 square foot parcel will be 26,440 square feet of commercial/office space and 33 parking spaces. The existing building is on the City's List of Potential Historic Resources and is included in the State Historic Resources Inventory as the "Former C & H Chevrolet constructed in 1946."

The discretionary application required for this project is a Development Plan to allow the construction of 5,402 square feet of nonresidential development (SBMC Chapter 28.85).

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. The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4531.

B. APPLICATION OF BILL McREYNOLDS FOR CITY VENTURES URBAN LAND LLC, 240 W. ALAMAR AVENUE, APN 051-283-001, R-3 (LIMITED MULTIPLE FAMILY RESIDENCE) & SD-2 (SPECIAL DISTRICT) ZONES, GENERAL PLAN DESIGNATION: MED/HIGH DENSITY RESIDENTIAL (15-27 UNITS/ACRE) (MST2013-00022)

The project consists of the demolition of a single-family residence and detached garage, and construction of a two- and three-story 7,410 square foot condominium building containing four price-restricted, three-bedroom units affordable to moderate income households. Two parking spaces would be provided per unit; two-car garages for three units and a one-car garage and one uncovered parking space for the back unit. The property area is 14,808 square feet and includes a reach of Mission Creek.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the building to encroach into the 20-foot front setback (SBMC §28.45.008 & §28.92.110); and
2. A Tentative Subdivision Map for a one-lot subdivision to create four residential condominium units (SBMC Chapters 27.07 and 27.13).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Dan Gullett, Project Planner

Email: DGullett@SantaBarbaraCA.gov

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

V. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports
3. Report from the Chair

VI. ADJOURNMENT

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

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 Chair, 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 Chair 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, 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 Chair.

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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