



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

**Vice Chair Addison Thompson
Commissioner John Campanella
Commissioner Sheila Lodge**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, NOVEMBER 6, 2014
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. TUESDAY, NOVEMBER 4, 2014
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot
511 Brosian Way

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. THURSDAY, November 6, 2014
LUNCH

12:00 NOON

DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss an update on the status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

- C. This regular 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:** If you need auxiliary aids or services or staff assistance to attend 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 usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.
- 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. Action on the review of the following Minutes and Resolutions:
 - 1. Draft Minutes of October 16, 2014
 - 2. Resolution No. 025-14
120 E. Pedregosa Street
 - 3. Draft Minutes of October 23, 2014
 - 4. Resolution No. 026-14
Recommendation to City Council on 2015 Draft Housing Element
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.
 - 1. A request for an emergency Coastal Development Permit to install a retaining wall to address slope failure at 3433 and 3443 Sea Ledge Lane has been submitted to the Community Development Director. Notices have gone out to the public, with a request for comments through November 10, 2014.

- 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.]

III. NEW ITEM:

APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR JOHN PARK, 511 BROSIAN WAY, APN 047-030-011, A-1 ZONE, LOCAL COASTAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2014-00149)(CDP2014-00011)

The project consists of the construction of a 5,886 square foot, two-story, single-family residence including an attached three-car garage on a vacant 2.2 acre lot in the Hillside Design District. The project includes a pool and spa, landscaping, 3,870 cubic yards of fill grading, and 510 yards of cut grading.

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 project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Projects Consistent with the General Plan).

Case Planner: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4539

IV. RECOMMENDATION TO COUNCIL:

PROPOSED AMENDMENT TO THE SANTA BARBARA MUNICIPAL CODE RELATED TO RESIDENTIAL USES IN THE HRC-2 (HOTEL AND RELATED COMMERCIAL – 2) ZONE

Santa Barbara Municipal Code (SBMC) §28.22.030.B regulates the land uses permitted in the HRC-2 (Hotel and Related Commerce - 2) Zone. Specifically, it limits residential use to one specific area of the HRC-2 Zone, near Los Patos Way.

In September of 1983, the City Council adopted Resolution No. 83-155 approving the Cabrillo Plaza Specific Plan (SP-2). SP-2 allows multi-family residential uses in Area A of SP-2; Area A of SP-2 is also zoned HRC-2.

Therefore, as currently written, there is a discrepancy between the uses allowed in the HRC-2 Zone and SP-2 related to residential uses. Prior to 2004, the treatment of residential uses was consistent between the HRC-2 Zone and SP-2. This current discrepancy is the result of changes to the HRC-2 Zone that were made as part of the adoption of the OC (Ocean-Oriented Commercial) Zone in 2004. This discrepancy only affects those parcels in Area A of SP-2; specifically APNs 017-630-008; -009; -018; -021; -024; and -027.

Staff believes that the allowance for residential uses in Area A of SP-2 was inadvertently eliminated as part of the adoption of the OC Zone. Therefore, staff is proposing to amend the HRC-2 Zone to reinstate residential as an allowed use in the HRC-2 Zone for those parcels within Area A of SP-2.

The purpose of this meeting is to present the proposed Municipal Code amendment, hold a public hearing, and request that the Planning Commission make a recommendation to City Council for its adoption.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

Case Planner: Allison De Busk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4552

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.

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 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.