



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 FINISHED AGENDA**

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

NOTICES:

- A. TUESDAY, MAY 13, 2014 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
608-614 Chapala Street
1661 Shoreline Drive
240 W. Alamar Avenue*

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. *Denotes story poles were up during the site visit.

**** Site visits held. ****

- B. THURSDAY, MAY 22, 2014 **8:00A.M.**
BREAKFAST DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met 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

**** 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. ****

- C. 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 next business day at www.SantaBarbaraCA.gov/PCVideos.
- D. 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 A.M., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.
- E. 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. Commissioner Jordan was absent. ****

II. PRELIMINARY MATTERS:

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

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

- B. Announcements and appeals.

**** Announcement was 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.]

**** No one wished to speak. ****

III. **CONSENT ITEM:**

ACTUAL TIME: 9:03 A.M.

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

**** Coastal Development Permit approved as presented.**

Pujo/Thompson Vote: 6/0

Abstain: 0

Absent: 1 (Jordan)

Resolution No. 011-14. **

IV. **NEW ITEMS:**

ACTUAL TIME: 9:16 A.M.

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.

**** Approved Development Plan with added conditions.**

Bartlett/Thompson Vote: 5/1

Abstain: 0

Absent: 1 (Jordan)

Resolution No. 012-14. **

ACTUAL TIME: 11:17 A.M.

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

**** Continued indefinitely.**

Lodge/Pujo Vote: 6/0

Abstain: 0

Absent: 1 (Jordan) **

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 12:34 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** No reports. ****

2. Other Committee and Liaison Reports

**** Report given. ****

3. Report from the Chair

**** No reports. ****

VI. ADJOURNMENT

**** Meeting adjourned at 12:34 P.M. ****