



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

Vice Chair Addison Thompson
Commissioner John Campanella
Commissioner Sheila Lodge

**PLANNING COMMISSION
FINISHED AGENDA**

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

NOTICES:

- A. **TUESDAY, NOVEMBER 4, 2014** **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
511 Brosian Way

The Planning Commission visited the project site 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 visit held. ****

- B. **THURSDAY, NOVEMBER 6, 2014** **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss 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 p.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 Bartlett was absent.****

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 October 16, 2014

**** Approved.**

Thompson/Lodge Vote: 6/0

Abstain: 0

Absent: 1 (Bartlett)

2. Resolution No. 025-14
120 E. Pedregosa Street

Approved.

Thompson/Jordan Vote: 6/0

Abstain: 0

Absent: 1 (Bartlett)

3. Draft Minutes of October 23, 2014

Approved.

Thompson/Lodge Vote: 6/0

Abstain: 0

Absent: 1 (Bartlett)

4. Resolution No. 026-14
Recommendation to City Council on 2015 Draft Housing Element

Approved.
Thompson/Pujo Vote: 6/0
Abstain: 0
Absent: 1 (Bartlett) **

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

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

- C. Announcements and appeals.

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

- 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.]

**** Kate Schwab, Downtown Santa Barbara Organization,
spoke about 1st Thursday events. ****

III. NEW ITEM:

ACTUAL TIME: 1:12 P.M.

**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

**** Approved Coastal Development Permit with added conditions.**

Jordan/Thompson Vote: 6/0

Abstain: 0

Absent: 1 (Bartlett)

Resolution No. 027-14. **

IV. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 3:31 P.M.

**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

**** Recommendation made to City Council.
Thompson/Jordan Vote: 6/0
Abstain: 0
Absent: 1 (Bartlett)
Resolution No. 028-14. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:44 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Report given. ****

3. Report from the Chair

**** Report given. ****

VI. ADJOURNMENT

**** Meeting adjourned at 3:47 P.M. ****