



Chair Addison Thompson
Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Deborah L. Schwartz

Vice Chair John Campanella
Commissioner Mike Jordan
Commissioner June Pujo

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, OCTOBER 1, 2015
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. TUESDAY, SEPTEMBER 29, 2015
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

15 S. Hope Avenue

Contact: Allison DeBusk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4552

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, OCTOBER 1, 2015
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. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:
 - 1. September 3, 2015
- 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. ENVIRONMENTAL HEARING:

AIRPORT MASTER PLAN DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) HEARING

The purpose of this hearing is to take public comments on the Draft Environmental Impact Report for the Draft Airport Master Plan.

The proposed Master Plan consists of:

- Airfield Recommendations: Extension of Taxiway H to the west, parallel to the main instrument runway, restriping of existing paved areas, paving light lanes along taxiway edges, and relocating entrances and exits from the taxiway system to comply with Federal Aviation Administration (FAA) recommendations.
- North Landside Recommendations: Consolidation of general aviation operations to facilitate two Fixed Base Operator (FBO) lease areas on the northeast portion of the airfield to provide tenant and visiting private aircraft services and facilities, and support facility changes including the relocation of the Airport Maintenance Yard.
- Terminal Area Recommendations: Construction of a new Long Term Parking Lot south of the Airline Terminal to accommodate 1,315 new or relocated parking spaces, expansion of the Airline Terminal, and relocation of the south-side FBO.

Due to the proximity of the Goleta Slough to certain proposed projects in the Master Plan, it is likely that approval of a Local Coastal Program (LCP) amendment will be necessary for some of the proposed actions. An LCP amendment will, therefore, be considered along with the proposed actions, as appropriate.

The public review period began on August 31, 2015. **All comments on the Draft EIR must be received by Friday, October 30, 2015.**

Contact: Andrew Bermond, AICP, Project Planner

Email: ABermond@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4549

IV. CONCEPT REVIEW:

APPLICATION OF KEN MARSHALL, DUDEK, APPLICANT FOR JOHNMAN HOLDING LLC, 15 S. HOPE AVENUE, APN 051-040-058, C-2/SD-2 (COMMERCIAL/"UPPER STATE STREET AREA" SPECIAL DISTRICT) ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL (MST2015-00010)

Proposal to demolish the existing 8,368 square-foot non-residential building and construct a 41,486 square-foot mixed-use development on a 33,910 square-foot lot. The project includes 592 net square feet of commercial floor area and 46 residential units (comprised of 11 studio units, 32 one-bedroom units, and 3 two-bedroom units) totaling 36,125 square feet plus ancillary space (lobby, office, storage, fitness room). The project would be developed as a four-story building with an underground parking garage, and a detached two-story residential. Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 47 bicycle parking spaces are proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of excavation is anticipated for the underground garage. The project proposes a 45-foot setback from the top-of-bank of Arroyo Burro Creek to the first floor of the development, with the second, third and fourth floors cantilevering out up to 15 feet beyond that (closer to the creek). The project also includes creek restoration and more than 13,000 square feet of open space.

This is an Average Unit Size Density (AUD) Incentive Program Priority Housing development with a proposed density of 60 dwelling units per acre and with an average unit size of 785 square feet.

This project requires Planning Commission Conceptual Review because the lot size is more than 15,000 square feet and the project is being proposed under the Average Unit-Size Density (AUD) Incentive Program Priority Housing Overlay (SBMC §28.20.080).

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant, Staff and the Architectural Board of Review with feedback and direction. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project. The environmental review will be done prior to action on the project by the design review board.**

Contact: Allison DeBusk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov

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

V. DISCUSSION ITEM:

DRAFT 2015 BICYCLE MASTER PLAN

This meeting is being held for the Planning Commission (PC) to receive and review the Draft 2015 Bicycle Master Plan (BMP) table of contents, goals and policies in advance of the joint meeting with Transportation and Circulation Committee (TCC) scheduled for October 29, where the entire draft document will be reviewed.

Contact: Rob Dayton, Principal Transportation Planner
Email: RDayton@SantaBarbaraCA.gov

Phone: (805) 564-5390

VI. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports

VII. 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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