



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
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JANUARY 8, 2015
1:00 P.M.**

NOTICES:

- A. TUESDAY, JANUARY 6, 2015 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
2559 Puesta del Sol (Santa Barbara Museum of Natural History)

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.

**** Site visit held. ****

- B. THURSDAY, JANUARY 8, 2015 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. Review and appointment of the 2015 Primary and Alternate Planning Commission Liaisons to City Boards and Commissions.

Staff Contact: Renee Brooke, Senior Planner

Email: RBrooke@SantaBarbaraCA.gov

Phone: 805-564- 5564

**** 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 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. All were present. ****

II. PRELIMINARY MATTERS:

- A. Nominations and election of Chair and Vice-Chair.

**** Nomination of Addison Thompson as Planning Commission Chair.**

Lodge/Jordan Vote: 7/0

Abstain: 0

Absent: 0

Nomination of John Campanella as Planning Commission Vice-Chair.

Pujo/Jordan Vote: 7/0

Abstain: 0

Absent: 0 **

- B. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
 1. Draft Minutes of Special Joint City/County Planning Commission Hearing December 10, 2014

2. PC Resolution 030-14
Recommendations to City Council on Mission Park to Mission Canyon
Multimodal Improvements Plan

**** Approved the Minutes and Resolution with correction.**

Lodge/Schwartz Vote: 5/0

Abstain: 2 (Jordan, Higgins)

Absent: 0**

3. Draft Minutes of December 18, 2014

**** Approved the Minutes.**

Jordan/Schwartz Vote: 6/0

Abstain: 1 (Higgins)

Absent: 0**

4. PC Resolution 031-14
302 Coleman Avenue

**** Approved the Resolution.**

Jordan/Campanella Vote: 6/0

Abstain: 1 (Higgins)

Absent: 0**

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

**** No requests were made. ****

- D. Announcements and appeals.

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

- E. Comments from members of the public pertaining to items not on this agenda.

**** Patty Haddad, local resident, spoke about cell sites and antennas. ****

III. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 1:17 P.M.

BATH STREET POCKET PARK

The purpose of the hearing is for the Planning Commission to consider recommending to City Council designation of the Bath Street Pocket Park as a neighborhood park, as defined in Santa Barbara Municipal Code Section 28.37.030, upon transfer of the properties that comprise the park from the Successor Agency to the Redevelopment Agency to the City.

Contact: Jill Zachary, Assistant Parks and Recreation Director

Email: JZachary@SantaBarbaraCA.gov

Phone: (805) 564-5437

**** Recommended designation to City Council.
Jordan/Pujo Vote: 7/0
Abstain: 0
Absent: 0
Resolution No. 001-15. ****

IV. NEW ITEM:

ACTUAL TIME: 1:21 P.M.

APPLICATION OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES FOR THE SANTA BARBARA MUSEUM OF NATURAL HISTORY, 2559 PUESTA DEL SOL, APNS 023-271-003 & -004; 023-250-039, -056, -066 & -068, COUNTY ZONING: 20-R-1 (SINGLE FAMILY RESIDENTIAL, 20,000 SF MIN. LOT SIZE), CITY ZONING: E-1 (ONE FAMILY RESIDENCE), COUNTY GENERAL PLAN DESIGNATION: RES 1.8 (RESIDENTIAL, 1.8 DWELLING UNITS/ACRE) CITY GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. DENSITY 3 DWELLING UNITS/ACRE) (MST2014-00116)

The proposed Master Plan for the Santa Barbara Museum of Natural History (Museum) anticipates the following improvements over the next 10-15 years: improved pedestrian accessibility and Americans with Disabilities Act (ADA) improvements; renovations to the Marine/Paleontology/Geology Exhibit Hall and restrooms resulting in a net decrease of 194 square feet; replacement of the butterfly exhibit; rehabilitation of Gould Hall; conversion of the 475 square-foot MacVeagh Cottage from residential use to educational non-residential use; relocation of trash and recycling; new fencing; new screening wall along the northeasterly portion of the parking lot; as-built improvements and enhancements to existing outdoor activity areas; native habitat restoration; landscape improvements, including removal of approximately 2,800 square feet of existing asphalt; mechanical equipment upgrades; and interior repairs to existing buildings. The Master Plan results in a net increase in accessible Museum parking spaces (from 6 to 7), a net loss of Museum parking spaces overall (from 156 to 155), and an addition of four bicycle spaces (from 18 to 22).

The proposal includes Annexation of three Museum-owned parcels to the City: APNs 023-250-039; -066; and -068, totaling approximately five acres (hereinafter referred to as the Western Parcels). Existing development on the Western Parcels includes a single family residence. The Museum proposes to maintain the existing uses of the Western Parcels which consist of the use of the single family residence, passive recreation, and Museum educational activities. New improvements in the largely undeveloped Western Parcels include an enhanced bioswale with an associated boardwalk and overlook, and restoration of the woodland area including replacement of non-native plants with native plants.

In addition to Annexation of the three Museum-owned parcels, staff requests that the Planning Commission recommend annexation of two additional privately-owned parcels, adjacent to the Museum property, located at 609 Mission Canyon Road (APNs 023-271-005 and -006) and the Mission Canyon Road right-of-way between the current City boundary up to and including the intersection of Mission Canyon Road and Puesta del Sol. Staff recommends a General Plan Designation of Low Density Residential

(Maximum Density: Three Dwelling Units per Acre) and a Zoning Designation of E-1 (One-Family Residence Zone) for all parcels considered for annexation.

Actions requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council and the Local Agency Formation Commission (LAFCO):

- A. Reorganization of the properties known as APNs 023-250-039; -066; and -068, and APNs 023-271-005 and -006, and a portion of the Mission Canyon Road right-of way including Annexation to the City of Santa Barbara and Detachment from the Santa Barbara County Fire Protection District, County Service Area 12, and the Mission Canyon Lighting District.
- B. A General Plan Amendment to designate the properties to be annexed as Low Density Residential (Maximum Density: Three Dwelling Units per Acre) upon annexation.
- C. A Zoning Map Amendment to zone the properties to be annexed as E-1 (One-Family Residence Zone) upon annexation.

Actions by the Planning Commission:

- D. A Conditional Use Permit Amendment to allow for the proposed changes to the Museum (SBMC §28.94.030).
- E. A Parking Modification to provide less than the required number of onsite parking spaces (SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures), 15305 (Minor Alterations in Land Use Limitations), 15307 (Actions by Regulatory Agencies for Protection of Natural Resources), and 15319 (Annexations of Existing Facilities and Lots or Exempt Facilities).

Case Planner: Dan Gullett, Project Planner
Email: DGullett@SantaBarbaraCA.gov

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

**** Recommended Annexation, General Plan and Zoning Map Amendments to City Council.**

Lodge/Jordan Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 002-15. **

Approval of Parking Modification.

Lodge/Jordan Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 002-15. **

**Approval of Conditional Use Permit.
Lodge/Campanella Vote: 7/0
Abstain: 0
Absent: 0
Resolution No. 002-15. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 6:59 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** None given. ****

2. Other Committee and Liaison Reports

**** None given. ****

3. Report from the Chair

**** None given. ****

- B. Approval of 2015 Primary and Alternate Liaisons to City Boards and Commissions made in B.1. of this Agenda.

Airport Commission

Addison Thompson – Primary
Jay Higgins – Alternate

Architectural Board of Review

John Campanella – Primary
Sheila Lodge – Alternate

Citywide Way-find Signage Program Committee

Jay Higgins - Primary
Michael Jordan – Alternate

**Creeks Restoration & Water Quality Improvement
Program Citizen Advisory Committee**

June Pujo – Primary
Mike Jordan – Alternate

Downtown Parking Committee

John Campanella – Primary
Jay Higgins – Alternate

Harbor Commission

June Pujo - Primary
Sheila Lodge – Alternate

Highway 101 Improvements Design Subcommittee

Deborah L. Schwartz- Primary
Addison Thompson - Primary
June Pujo – Alternate

Historic Landmarks Commission

Sheila Lodge – Primary
Addison Thompson – Alternate

Local Coastal Plan (LCP) Subcommittee

June Pujo – Primary
Deborah L. Schwartz- Primary
Addison Thompson – Primary
Sheila Lodge – Alternate

Parks and Recreation Commission

Jay Higgins – Primary
Michael Jordan – Alternate

Single Family Design Board

Addison Thompson – Primary
Michael Jordan – Alternate

Staff Hearing Officer/ Modification Liaison

Michael Jordan - Primary
Jay Higgins – Alternate

Sustainability Council Committee

John Campanella – Primary
June Pujo – Alternate

Transportation and Circulation Committee

Michael Jordan – Primary
June Pujo – Alternate

Water Commission

Deborah L. Schwartz - Primary
Sheila Lodge – Alternate

New Zoning Ordinance (NZO) Subcommittee

John Campanella – Primary
Michael Jordan – Primary
Sheila Lodge – Primary
June Pujo – Alternate

**** Approved 2015 Liaisons.**

Jordan/Lodge Vote: 7/0

Abstain: 0

Absent: 0 **

VI. ADJOURNMENT

**** Meeting adjourned at 6:59 P.M. ****