



Chair John Campanella
Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Addison Thompson

Vice-Chair June Pujo
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MARCH 3, 2016
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. TUESDAY, MARCH 1, 2016
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

941 Medio Road

Contact: Danny Kato, Senior Planner
Email: DKato@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 2567

1925 El Camino de la Luz

Contact: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4560

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. *Denotes story poles will be up during the site visit.

- B. THURSDAY, MARCH 3, 2016
LUNCH

12:00 NOON

DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. General Overview of the City's Medical Cannabis Dispensaries Ordinance and Medical Marijuana Cultivation Ordinance
Contact: Tava Ostrenger, Assistant City Attorney
Email: TOstrenger@SantaBarbaraCA.gov Phone: (805) 560-7513

2. An update on 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. Draft Minutes of February 11, 2016

2. PC Resolution No. 004-16
1211 Serra Vista Lane

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. **STAFF HEARING OFFICER APPEAL:**

**APPEAL BY ANDERS TROEDSSON OF THE STAFF HEARING OFFICER'S
DECISION OF THE APPLICATION OF ANDERS TROEDESSON, APPLICANT
FOR ROBERT AND GRACE GULOCK REVOCABLE TRUST, 941 MEDIO
ROAD 029-321-016, E-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL
PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE)
(MST2015-00344)**

The 10,690 square-foot site is currently developed with a 1,215 square foot single family residence, a 77 square foot basement, a 331 square foot detached garage, a detached 62 square foot shed and a trellis. The proposed project involves demolition of the existing garage, trellis and shed, and 16 square feet of the existing residence; construction of 1,278 square feet of additions to the dwelling, a 208 square foot basement addition, a new 419 square foot two-car garage, new decks and a new stairway. The proposal also includes a new CMU pool equipment enclosure, new condenser units, new retaining walls, new fencing, a new trash enclosure, new swimming pool, restoration of an historic sandstone cap and pier wall and associated grading for the project. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00443). The proposed total of 3,181 square feet is 83% of the maximum required floor to lot area ratio.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow a new garage, additions, and alterations to the dwelling including roof alterations, new doors and windows, a trash area, condensing units and a pool equipment enclosure with pool equipment within the required 30-foot front setback facing Ferrelo Road to the northwest of the property (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Front Setback Modification to allow additions and alterations to the dwelling including new doors and windows, a new deck and a new stairway within the required 30-foot front setback and to allow a new swimming pool within the required 15-foot front setback facing Medio Road to the southwest of the property (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. An Interior Setback Modification to allow a condensing unit and a pool equipment enclosure with pool equipment within the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

On December 9, 2015, the Staff Hearing Officer partially approved the Modification requests subject to several conditions. The appellant is appealing a condition that limits the encroachment into the Medio Road front setback to a maximum of 13 feet.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Contact: Danny Kato, Senior Planner
Email: DKato@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2567

IV. **NEW ITEM:**

APPLICATION OF LISA ARROYO AND RAYNE OF SANTA BARBARA, INC., APPLICANTS FOR CITY OF SANTA BARBARA, 520 E. YANONALI STREET, APN 017-113-016 OM-1/SD-3 (OCEAN-ORIENTED LIGHT MANUFACTURING/COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: INSTITUTIONAL, LOCAL COASTAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2014-00199)

The project consists of a new brine water discharge facility in the southwest corner of the El Estero Waste Water Treatment Plant. Brine water would be trucked to the site by Rayne of Santa Barbara, Inc. (or other authorized company), discharged into the new facility, and released into the Pacific Ocean via the existing ocean outfall conveyance system.

The project includes the installation of a new 4-inch stainless steel discharge pipe with hose adaptor onto the northern wall of the existing ocean outfall mixing box structure, and a new three-foot by three-foot pre-cast concrete basin beneath the hose adaptor to catch any spills during discharge. An interim digital display meter would be installed on the existing control panel located on the easterly side of the outfall mixing box structure. In the near future, in coordination with the City, this equipment would be upgraded to provide automation of testing equipment and reporting. A small 1-inch sampling line, for testing purposes, would be installed underground and would extend from the southeast corner of the structure approximately 15 feet to one of the new City-installed 6-inch discharge conduits.

The discretionary application required for this project is:

1. A Coastal Development Permit (CDP2014-00009) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
2. A Conditional Use Permit to allow the proposed use in the OM-1 Zone (SBMC Section 28.73.030 and SBMC Chapter 28.94).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines §15303 (New Construction or Conversion of Small Structures).

Contact: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

V. ENVIRONMENTAL HEARING:

ENVIRONMENTAL HEARING TO TAKE PUBLIC COMMENT ON A DRAFT MITIGATED NEGATIVE DECLARATION FOR 1925 EL CAMINO DE LA LUZ

A Draft Mitigated Negative Declaration (DMND) has been prepared for the 1925 El Camino de la Luz residence project, pursuant to the California Environmental Quality Act which evaluates environmental impacts of the proposed project.

The project proposes construction of a 3,101 square foot three-story single-family residence and two-car garage, along with associated infrastructure improvements, and native vegetation restoration and landscaping. The development would entail initial demolition and removal of existing infrastructure and debris. Site stabilization and foundation design would utilize deep caissons into bedrock, shear-pins, and tie backs. The project proposes dedication to the City of a lateral public recreational access easement across the beach area of the parcel, an open space easement on the lower coastal bluff and native vegetation area, and an air space public view corridor easement from El Camino de la Luz over the residence toward the ocean. The duration of the demolition, grading, slope stabilization, and construction process is estimated at 94 weeks (1.8 years). The project requires City approval of a Coastal Development Permit.

The hearing is to receive public and Commission comment on the draft environmental document only. No action on the environmental document or project permit request will be taken by the Planning Commission at this hearing. The public review period for the DMND extends through March 10, 2016.

Contact: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

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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