



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, JULY 14, 2016
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. TUESDAY, JULY 12, 2016
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

116 CASTILLO STREET

Contact: Allison DeBusk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4552

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

- B. THURSDAY, JULY 14, 2016
SPECIAL LUNCH MEETING

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. Car Share Ordinance - *Update*

Contact: Peter Brown, Associate Transportation Planner

Email: PBrown@SantaBarbaraCA.gov

Phone: (805) 897-2669

2. 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. 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. SUSPENSION OF STAFF HEARING OFFICER APPROVAL:

SUSPENSION BY THE PLANNING COMMISSION OF THE STAFF HEARING OFFICER'S APPROVAL OF THE APPLICATION OF MATTHEW BEAUSOLEIL, AB DESIGN STUDIO INC., ARCHITECT FOR FUNK ZONE PARKING, LLC; 200 HELENA AVENUE; APN 033-052-018; OC/SD-3 (OCEAN-ORIENTED COMMERCIAL/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II, LOCAL COASTAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE (MST2015-00289)

The project consists of the demolition of the existing 1,663 square foot one-story commercial building (of which 900 square feet is legally permitted) and 147 square foot detached shed (demolition permit issued April 14, 2016; BLD2016-00716), and construction of a new two-story 2,355 net square foot building with a roof deck. Maximum building height would be 27 feet, 3 inches. Nine parking spaces are proposed with access from Yanonali Street, and a valet parking lot of approximately 3,400 square feet is proposed with access from Helena Avenue.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP20015-00010) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
2. A Development Plan to allow the construction of approximately 1,308 square feet of net new 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 Staff Hearing Officer approved the project at a public hearing on June 8, 2016. The Staff Hearing Officer's decision was suspended at the request of a Planning Commissioner in accordance with SBMC §28.05.020. The Planning Commission shall review and affirm, reverse, or modify the decision of the Staff Hearing Officer after conducting a public hearing.

Contact: Allison DeBusk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4552

IV. NEW ITEM:

APPLICATION OF JOE ANDRULAITIS, ARCHITECT FOR KAZALI TRUST, 116 CASTILLO STREET; APN 033-061-011; HRC-1/SD-3 (HOTEL AND RELATED COMMERCE/COASTAL OVERLAY ZONES; GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE I; LOCAL COASTAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE I (MST2014-00388)

The project involves the demolition of the existing 8,208 net square-foot, 24-room motel, and construction of a new 14,458 square-foot three-story hotel containing 38 rooms. A total of 38 parking spaces would be provided in a parking garage and as uncovered parking. Access would be from two driveways along Castillo Street, similar to the existing access.

The discretionary applications required for this project are:

1. Interior Setback Modifications to allow encroachments into the required interior setbacks on the first and second stories adjacent to residentially-zoned parcels (SBMC §28.22.060 & SBMC §28.92.110.A.2).
2. A Coastal Development Permit (CDP2016-00007) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
3. A Development Plan to allow the construction of 5,281 square feet of net new nonresidential development at 116 Castillo Street (SBMC Chapter 28.85); and
4. A Development Plan for Transfer of Existing Development Rights to transfer 2,281 square feet of nonresidential floor area from 3714-3744 State Street (APNs 053-300-023, -031) to the project site (SBMC Chapters 28.85 and 28.95).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Contact: Allison DeBusk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4552

V. ADMINISTRATIVE AGENDA:

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

VI. 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.

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.