



**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, NOVEMBER 3, 2016
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. **TUESDAY, NOVEMBER 1, 2016** **7:45 A.M.**
SITE VISITS Depart 630 Garden Street
Community Development Parking Lot
1400-1700 Cabrillo Boulevard and 1414 Park Place
Contact: Jessica Grant, Project Planner
JGrant@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4550
1127 Bath Street
Contact: Andrew Perez,
APerez@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4559

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, NOVEMBER 3, 2016** **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. **Planning Commission Process for SHO Appeals - Discussion**
Contact: Scott Vincent, Assistant City Attorney
Email: SVincent@SantaBarbaraCA.gov Phone: (805) 897-2551

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. October 6, 2016

2. PC Resolution No. 027-16
6100 Hollister Avenue
 3. October 13, 2016
 4. PC Resolution No. 028-16
245 San Clemente Avenue
 5. October 14, 2016 Special Meeting
- 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. CONSENT ITEM:

APPLICATION OF CITY OF SANTA BARBARA PARKS AND RECREATION DEPARTMENT FOR ANDREE CLARK BIRD REFUGE VEGETATION MAINTENANCE AND HABITAT RESTORATION PROJECT, 1400-1700 BLOCKS EAST CABRILLO BLVD (ANDREE CLARK BIRD REFUGE) AND 1414 PARK PLACE (CULVERT), APN 017-382-001; 017-381-001, PR/SD3 ZONES, GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OPEN SPACE (MST2016-00344/CDP2011-00014)

The Andree Clark Bird Refuge is a 42 acre open space park and wildlife refuge that includes a 29 acre lake, with three islands, that is an artificially modified estuary containing brackish wetlands. The Refuge supports a varied resident and transient bird population including cormorants, coots, various migrating ducks, egrets, geese, gulls and herons. The Bird Refuge provides passive recreation opportunities to bird watchers, hikers, and bikers through onsite trails, viewing platforms, and 15 parking spaces.

The project involves an amendment to an existing Coastal Development Permit (MST2011-00315/CDP2011-00014) to include an additional five years of routine maintenance to remove marsh vegetation and maintain a culvert in the Andree Clark Bird Refuge, located at the 1400 to 1700 blocks of East Cabrillo Blvd; and maintain in perpetuity a culvert along Old Coast Highway, located at 1414 Park Place that has a hydrological connection to the Bird Refuge.

The original Andree Clark Bird Refuge Vegetation Maintenance Project included 0.93 acres of vegetation removal and 0.89 acres of restoration planting as mitigation for impacts to native wetland marsh habitat. During 2011 and 2012, four thousand native plants were installed in eight habitats on the northern shore of the Bird Refuge. The City's Parks and Recreation Department has been monitoring and providing reports to the appropriate agencies regarding the restoration. Monitoring will be completed in 2017, pending approval from the various permitting agencies.

For the next five year maintenance period, it is anticipated that 0.18 acres of wetland vegetation including rhizomes and roots in the lake (0.04 acres; rooted), floating vegetation at the beach (0.10 acres) and vegetation in two man-made culverts (up to 0.04 acres plus sediment removal at 1414 Park Place in perpetuity) would be removed. The purpose of the project is to restore water flow and conveyance in the culverts and lake for the purpose of reducing mosquito production and flooding in the vicinity. The discretionary applications required for this project are:

1. An amendment to the existing Coastal Development Permit (MST2011-00315/CDP2011-00014) to include indefinite vegetation and sediment removal within a grouted sandstone culvert located at the City of Santa Barbara Municipal Tennis Center, 1414 Park Place, paralleling Old Coast Highway, which is in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
2. Planning Commission recommendation to the California Coastal Commission to amend the existing Coastal Development Permit Recommendation (MST2011-00315/CDP2011-00014) and continue another five year routine maintenance period to remove marsh vegetation in the lake and maintain a culvert in the Andree Clark Bird Refuge. The locations of the work are located in the Permanent Jurisdiction of the Coastal Zone (SBMC §28.44.060) which requires approval by the California Coastal Commission.

The original project included the adoption of a Final Mitigated Negative Declaration (MND) on November 10, 2011. An addendum to the MND has been prepared to reflect the next five year maintenance period for the areas located in the Permit Jurisdiction of the Coastal Zone, and for indefinite vegetation and sediment maintenance to the culvert located in the Non-Appealable Jurisdiction of the Coastal Zone at 1414 Park Place.

Contact: Jessica Grant, Project Planner

Email: JGrant@SantaBarbaraCA.gov

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

IV. **STAFF HEARING OFFICER APPEAL:**

APPLICATION OF MARK MORANDO, DESIGNER FOR BRUCE BIVENS AND LESLIE BRUECKNER, 1127 BATH STREET, APN 039-212-010, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONE, GENERAL PLAN DESIGNATION:HIGH DENSITY RESIDENTIAL (28-36 DU/ACRE) (MST2016-00070)

On August 31, 2016, the Staff Hearing Officer approved an Interior Setback Modification located two feet from the interior setback on the site. The decision of the Staff Hearing Officer has been appealed by the applicant and this hearing is for the Planning Commission to consider the appeal. The 6,026 square foot site is currently developed with a 1,100 square foot, single family dwelling, a detached 298 square foot, two-car garage, and a rear dwelling of 560 square feet. The proposed project involves the demolition of the existing garage and constructing a new, 480 square foot, two-car garage, as well as alterations to the existing rear deck, the infill of an exterior door out of the utility room, and to permit the as-built full bathroom in the utility room.

The discretionary application required for this project is an Interior Setback Modification to allow the proposed garage to encroach into the required 6-foot interior setback (SBMC §28.21.060 and 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 Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Contact: Andrew Perez, Planning Technician

Email: APerez@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4559

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.