



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

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

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JUNE 2, 2016
1:00 P.M.**

NOTICES:

A. TUESDAY, MAY 31, 2016
SITE VISIT

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot

1401 Shoreline Drive
Contact: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4531

1964 Las Canoas Road
Contact: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4531

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 visits held. ****

B. THURSDAY, JUNE 2, 2016
LUNCH

12:00 NOON
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. 2016 General Plan Implementation, Adaptive Management Program (AMP) Report, and report on new units in Mission Canyon

General Plan / AMP Contact: Debra Andaloro, Principal Planner

Email: DAndaloro@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 2569

Mission Canyon Contact: Rosemary Dyste, Project Planner

Email: RDyste@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4599

**** 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 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.

- 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.**

Commissioner Addison Thompson was absent. **

II. PRELIMINARY MATTERS:

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

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

- B. Announcements and appeals.

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

- C. Amend the following Planning Commission Minutes:

Minutes of March 18, 2016, approved April 7, 2016

**** Approved as amended.
Lodge/Schwartz Vote: 5/0
Abstain: 1 (Pujo)
Absent: 1 (Thompson) ****

- D. Review, consideration and action on the following draft Planning Commission Minutes:

1. May 5, 2016

**** Approved as presented.
Schwartz/Lodge Vote: 4/0
Abstain: 2 (Pujo, Higgins)
Absent: 1 (Thompson) ****

- E. 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.]

**** No one wished to speak. ****

III. CONSENT ITEM:

ACTUAL TIME: 1:04 P.M.

APPLICATION OF BILL WOLF, ARCHITECT FOR DAVID AND MAUREEN ELLENBERG, 1401 SHORELINE DRIVE, APN 045-185-016, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL MAX 5 DU/ACRE AND LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL5 DU/ACRE (MST16-00028)

The project consists of 45 square feet of first-story and 325 square feet of second-story additions to an existing 1,776 square foot two-story single family residence with an attached 429 square foot two-car garage on a 7,332 square foot lot. The project also includes a new covered entry porch, new 711 square foot rear deck with outdoor barbecue, and 180 square feet of balconies. The proposed total of 2,578 square feet is 85% of the required floor-to-lot area ratio (FAR). The project site is located in the E-3 Zone, the Hillside Design District, and the Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit (CDP2016-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project qualifies for an exemption from further environmental review under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, which allows for small additions to existing structures.

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**** Approved Coastal Development Permit.**

Lodge/Pujo Vote: 6/0

Abstain: 0

Absent: 1 (Thompson)

Resolution No. 014-16. **

IV. SUBSTANTIAL CONFORMANCE DETERMINATION:

ACTUAL TIME: 1:06 P.M.

APPLICATION OF JOHN CUYKENDALL OF DUDEK, AGENT FOR APPLICANT AXIS TREATMENT CENTERS, 1964 LAS CANOAS ROAD, 021-010-028, A-1, SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HILLSIDE, LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE) (MST2016-00189)

The County of Santa Barbara approved a Conditional Use Permit for the St. Mary's Seminary in 1962. The purpose of this discussion item is to receive input from the Planning Commission for a request to use the existing St. Mary's Seminary Retreat Center as a Residential Treatment Facility within the context of a Substantial Conformance

Determination (SCD). The proposal would use the existing buildings on site for a fully licensed residential treatment center with a maximum of 40 clients residing on-site at any given time and 24 full time employees. The purpose of the meeting is to receive input from the Planning Commission and the public regarding the request. The Community Development Director will make the final determination as to whether or not the proposal is in substantial conformance with the approved project; therefore, the Planning Commission did not take a formal action on this item.

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**** Comments forwarded to Community Development Director. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:26 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

VI. ADJOURNMENT

**** Meeting adjourned at 3:36 P.M. ****