



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

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

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, JULY 7, 2016  
1:00 P.M.**

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**NOTICES:**

A. TUESDAY, JULY 5, 2016  
SITE VISIT

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

**1032 Santa Barbara Street**  
Contact: David Eng,  
Email: Deng@SantaBarbaraCA.gov  
Phone: (805) 564-5470, extension 5541

**133 W. Mountain Drive**  
Contact: Allison DeBusk  
Email: ADebusk@SantaBarbaraCA.gov  
Phone: (805) 564-5470, extension 4552

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, JULY 7, 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. 133 W. Mountain Drive – *Substantial Conformance Determination*  
Contact: Allison De Busk, Project Planner  
Email: [ADeBusk@SantaBarbaraCA.gov](mailto:ADeBusk@SantaBarbaraCA.gov)  
Phone: (805) 564-5470, extension 4552

**\*\* 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](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/ProgramGuide](http://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](http://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](http://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 Mike Jordan 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. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. June 16, 2016
2. PC Reso. No. 015-16  
Recommendation to City Council: Density Bonus Ordinance Amendment
3. PC Reso. No. 016-16  
Recommendation to City Council: Wireless Communications Facilities Ordinance

**\*\* Approved.**

**Schwartz/Pujo Vote: 4/0**

**Abstain: as noted**

**Commissioners Higgins and Thompson abstained  
from the Minutes and Resolutions.**

**Commissioner Lodge abstained from the Minutes and Resolution  
related to the Wireless Ordinance Amendment<sup>[GB1]</sup>.**

**Absent: 1 (Jordan)\*\***

- 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.]

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

**III. NEW ITEM:**

**ACTUAL TIME: 1:04 P.M.**

**APPLICATION OF DESIGNARC, ARCHITECTS FOR DAVE MEYERS,  
1032 SANTA BARBARA STREET, APNS 029-212-024 & 029-212-002, C-2  
COMMERCIAL ZONE, GENERAL PLAN DESIGNATION:  
COMMERCIAL/HIGH DENSITY RESIDENTIAL/PRIORITY HOUSING  
OVERLAY 37-63 DU/AC (MST2016-00071)**

This project was referred by the Historic Landmarks Commission to the Planning Commission per SBMC §22.22.133 for the sole purpose of obtaining focused comments related to parking, interior setbacks, density and support services. The purpose of this review is to allow the Planning Commission and the public an opportunity to review the proposed project at a conceptual level and provide the applicant, Historic Landmarks Commission, Staff Hearing Officer and staff with feedback related to the above mentioned issue areas.

The project involves a proposal for a new three-story mixed-use project using the Average Unit Density (AUD) Program (Priority Housing Overlay) on two lots totaling 7,908 square feet with a density of 45 dwelling units per acre (du/ac). The project proposes eight rental units and 1,369 square feet of nonresidential development, with 11 covered parking garage spaces and 8 covered bicycle spaces. The units include 7 two-bedroom units and one studio with an average unit size of 959 square feet. An existing one-story office building and a one-story single-family residence are proposed to be demolished. The proposal includes a voluntary lot merger of two parcels.

Two zoning modifications are required for the project and would be decided at a separate public hearing by the Staff Hearing Officer. These modifications include a Front Setback Modification to allow less than the required five-foot variable setback on the Santa Barbara Street frontage and an Outdoor Living Space Modification to allow an enclosed mirador balcony to count toward the private outdoor living space for the proposed studio unit.

No formal action on the project was taken at this hearing, nor was any determination made regarding environmental review of the proposed project. The environmental review will be conducted prior to action on the project by the Historic Landmarks Commission.

Contacts: David Eng, Planning Technician  
Irma Unzueta, Project Planner

Email: DEng@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 5541

Email: IUnzueta@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4562

**\*\* Comments provided to the Historic Landmarks Commission. \*\***

#### **IV. ENVIRONMENTAL HEARING:**

**ACTUAL TIME: 3:00 P.M.**

**FINAL ENVIRONMENTAL DOCUMENT FOR APPLICATION OF CLAY AURELL, AB DESIGN STUDIO, ARCHITECT FOR EMPRISE TRUST, 1925 EL CAMINO DE LA LUZ, APN 045-100-024, E-3/SD-3 (ONE-FAMILY RESIDENCE/ COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL (5 DU/ACRE) (MST2013-00240)**

**This was a hearing only on the proposed Final Mitigated Negative Declaration that analyzes environmental effects of the proposed 1925 El Camino de la Luz residence project. The Planning Commission considered adoption of the Final Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15074.**

The proposal consists of a new 2,789 square foot (net) three-story single-family residence with an attached 571 square foot (net) two-car garage on a 20,046 square foot coastal flag lot. The maximum height is 30 feet. Demolition and removal of existing infrastructure and debris (e.g., concrete paving, fencing, landslide debris) would occur prior to construction. Grading is estimated to be 1,180 cubic yards with cut and fill balanced onsite. Construction activities include the installation of deep caissons, shear-pins, and tie backs for site stabilization, using drilling and poured in place construction. A portion of the adjacent parcel, 1921 El Camino de la Luz, would be used as a temporary material and equipment storage area during construction. The duration of the demolition, grading, slope stabilization, and construction process is estimated to be 70 weeks (1.3 years).

The public review period for the Draft Mitigated Negative Declaration was February 10 to March 10, 2016. An environmental hearing on the Draft Mitigated Negative Declaration was held by the Planning Commission on March 3, 2016. The proposed Final Mitigated Negative Declaration, which includes topical responses to comments, analyzed the effects of the project on the environment, including those pertaining to coastal views and geologic conditions, and concludes that, with implementation of identified mitigation measures to avoid or reduce potential effects, the project would not result in significant unmitigated environmental impacts.

The discretionary permit application required for this project is a Coastal Development Permit (CDP2013-00014) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC§28.44.060). **No action on the Coastal Development Permit was taken at the July 7, 2016 hearing.** Planning Commission action on the permit request will be considered at a subsequent hearing.

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

**\*\* Approved Final Mitigated Negative Declaration.  
Thompson/Lodge Vote: 4/2 (Schwartz, Pujo)  
Abstain: 0  
Absent: 1 (Jordan)  
Resolution No. 017-16. \*\***

V. **ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 5:55 P.M.**

A. Committee and Liaison Reports.

2. Staff Hearing Officer Liaison Report

**\*\* No report given. \*\***

3. Other Committee and Liaison Reports

**\*\* Reports given. \*\***

**VI. ADJOURNMENT**

**\*\* Meeting adjourned at 5:58 P.M. \*\***