



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

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

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JULY 14, 2016
1:00 P.M.**

NOTICES:

A. TUESDAY, JULY 12, 2016
SITE VISIT

7:45 A.M.
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 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 14, 2016 **12:00 NOON**
SPECIAL LUNCH MEETING DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met 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

**** 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 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. 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 Sheila Lodge 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.

**** No announcements were made. ****

- 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.]

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

III. SUSPENSION OF STAFF HEARING OFFICER APPROVAL:

ACTUAL TIME: 1:01 P.M.

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 reviewed to affirm, reverse, or modify the decision of the Staff Hearing Officer after conducting a public hearing.

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**** Upheld Staff Hearing Officer's decision with added conditions.**

Thompson/Higgins Vote: 6/0

Abstain: 0

Absent: 1 (Lodge)

Resolution No. 018-16. **

IV. NEW ITEM:

ACTUAL TIME: 3:28 P.M.

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.

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**** Approved required applications with revised condition.**

Jordon/Pujo Vote: 6/0

Abstain: 0

Absent: 1 Lodge

Resolution No. 019-16. **

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:34 P.M.

A. Committee and Liaison Reports.

2. Staff Hearing Officer Liaison Report

**** Report given. ****

3. Other Committee and Liaison Reports

**** Reports given ****

VI. ADJOURNMENT

**** Meeting adjourned at 4:40 P.M. ****