



**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
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, SEPTEMBER 8, 2016
1:00 P.M.**

NOTICES:

- A. TUESDAY, SEPTEMBER 6, 2016
SITE VISIT

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

1414 Park Place
Contact: Tony Boughman
Email: TBoughman@SantaBarbaraCA.gov
Phone: (805) 564-4370, extension 4539

2912 De la Vina Street
Contact: Andrew Perez
Email: APerez@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4559

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. 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.

I. ROLL CALL

**** Roll Call taken.
Commissioner 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. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. August 25, 2016
2. PC Resolution No. 021-16
1925 El Camino de la Luz

**** Approved minutes and resolution.**

Lodge/Jordan Vote: 5/0

Abstain: 1 (Schwartz)

Absent: 1 (Thompson) **

- 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.]

**** Mark Sheridan commented on the
Average Unit-Size Density (AUD) Program. ****

III. NEW ITEM:

ACTUAL TIME: 1:07 P.M.

**APPLICATION OF JILL ZACHARY, CITY PARKS AND RECREATION
DEPARTMENT, 1414 PARK PLACE, APN 017-381-001, PARK AND
RECREATION ZONE, GENERAL PLAN AND LOCAL COASTAL PROGRAM
LAND USE PLAN DESIGNATION: RECREATION/OPEN SPACE
(MST2015-00349)**

The project consists of the installation of a new playground and patio at the Municipal Tennis Courts. Site amenities will include a new playground structure and pad, playground fencing, a new patio area, benches, trash and recycle cans, two drinking fountains, signage, and new landscaping. An area of the existing parking lot will be demolished to accommodate the new playground and a portion of the existing landscaping will be

converted to the new patio. Asphalt and concrete pathways around the existing tennis courts and proposed playground will be repaired. Safety improvements will include: installation of two pole lights near the playground, new exterior lighting at the restrooms, two chain link gates at the practice tennis courts, and a new swing gate at the parking lot entrance. A portion of the existing parking lot will be restriped to improve circulation. The project will result in the loss of one parking space for a total of 72 uncovered spaces. A total of 69 cubic yards of cut and fill will be balanced on site for the proposed project. The tennis facility stadium is on the City's List of Potential Historic Resources.

The discretionary application required for this project is a Coastal Development Permit (CDP2016-00006) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The project is considered a Major Public Works Project given its cost per the definition in the SD-3 Coastal Overlay Zone, and therefore is considered Appealable Development that can be appealed to the California Coastal Commission.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303, New Construction or Conversion of Small Structures.

Contact: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4539

**** Approved Coastal Development Permit
and Park and Recreation Facility.**

Jordan/Higgins Vote: 6/0

Abstain: 0

Absent: 1 (Thompson)

Resolution No. 025-16. **

IV. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:45 P.M.

APPLICATION OF DAWN SHERRY, ARCHITECT FOR SBCH PROPERTIES, LLC, 2912 DE LA VINA STREET, APN 051-180-029, C-2/SD-2 (COMMERCIAL/SPECIAL DESIGN DISTRICT) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2016-00150)

This is an appeal of the decision of the Staff Hearing Officer for a requested modification on July 20, 2016. The Staff Hearing Officer denied the requested modification as proposed and approved an alternate design. The applicant is appealing the alternate design.

The 17,857 square-foot site is currently developed with a 1,200 square-foot commercial building and a 452 square-foot front patio. The proposed project involves a 270 square-foot expansion of the front patio and a new trellis to provide shade for the patio seating. The project also includes three new awnings on the North, South, and East elevations, a

relocated ADA path of travel, altered driveway envelope and removal of an existing palm tree located in the front setback. The discretionary application required for this project is a Front Setback Modification to allow the proposed trellis to encroach into the 10-foot front setback required by the Special District 2 (SD-2) Zone (SBMC §28.45.008 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

**** Motion made to uphold Appeal and approve Front Setback Modification and return to ABR with added trellis / landscape conditions.**

Pujo/Schwartz Vote: 3/3 (Campanella, Lodge, Jordan)

Abstain: 0

Absent: 1 (Thompson)

Motion failed.

Motion made to uphold Appeal and approve Front Setback Modification and return to ABR with added trellis / landscape conditions that includes 2 canopy trees.

Higgins/Pujo Vote: 3/3 (Campanella, Lodge, Jordan)

Abstain: 0

Absent: 1 (Thompson)

Motion failed.

Motion made to deny Appeal and approve a new Front Setback Modification and return to ABR with added trellis /landscape conditions

Jordan /

Motion failed for lack of second.

Denied Appeal and approved a new Front Setback Modification and return to ABR with added trellis / landscape conditions.

Pujo/Schwartz Vote: 5/1 (Lodge)

Abstain: 0

Absent: 1 (Thompson)

Resolution No. 026-16. **

V. **ADMINISTRATIVE AGENDA:**

ACTUAL TIME: 4:06 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 4:10 P.M. ****