



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

NOTICES:

- A. TUESDAY, NOVEMBER 1, 2016
SITE VISIT

7:45 A.M.
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 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, NOVEMBER 3, 2016 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met 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

**** 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.**

All Commissioners were present. **

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. 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

**** Approve the minutes and resolution as presented.**

Schwartz/Pujo Vote: 5/0

Abstain: 2 (Jordan, Lodge)

Absent: 0

3. October 13, 2016
4. PC Resolution No. 028-16
245 San Clemente Avenue

Approve the minutes and resolution as presented.

Lodge/Pujo Vote: 7/0

Abstain: 0

Absent: 0

5. October 14, 2016 Special Meeting

Approve the minutes as presented.

Schwartz/Jordan Vote: 6/0

Abstain: 1 (Pujo)

Absent: 0**

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. **CONSENT ITEM:**

ACTUAL TIME: 1:03 P.M.

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

**** Amend Costal Development Permit (MST2011-00315/CDP2011-00014)
to include routine maintenance on the culvert and
recommendation to the to the California Coastal Commission
for an additional five year maintenance.**

Thompson/Higgins Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 029-16. **

IV. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:28 P.M.

**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

**** Upheld appeal with additional conditions of approval.**

Pujo/Thompson Vote: 6/1 (Jordan)

Abstain: 0

Absent: 0

Resolution No. 030-16. **

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 2:44 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 3:01 P.M. ****