



Chair John Campanella
Commissioner Jay D. Higgins - Absent
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 10, 2016
1:00 P.M.**

NOTICES:

A. TUESDAY, NOVEMBER 8, 2016
SITE VISIT

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

402 S. Hope Avenue
Contact: Jessica Grant, Project Planner
Email: JGrant@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4550

535 E. Yanonali Street
Contact: Allison De Busk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4552

520 E. Yanonali Street
Contact: Steven Greer, Project Planner
Email: SGreer@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4558

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.
- C. 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.
- D. 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 Jay D. Higgins 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. **NEW ITEMS:**

ACTUAL TIME: 1:04 P.M.

A. **APPLICATION OF MIKE RAMSEY, PLANNING MANAGER FOR SANTA BARBARA AUTO GROUP, 402 S. HOPE AVENUE, APN 051-240-017, E-3 (ONE-FAMILY RESIDENCE)/P-D (PLANNED DEVELOPMENT) /SD-2 (UPPER STATE STREET AREA SPECIAL DISTRICT) ZONES, GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DWELLING UNITS PER ACRE (MST2015-00603)**

The proposed project consists of adding 3,584 square feet to the existing BMW showroom and 673 square feet to the Audi showroom for a total of 4,257 net new square feet. The site is currently operated by Santa Barbara Auto Group as a 41,607 net square-foot Mercedes/BMW/Audi automobile dealership, including showrooms, service areas, offices and parking. The purpose of these additions is to comply with new corporate specifications from the respective automobile manufacturers. An interior and exterior remodel, minor landscaping, improved driveway aprons, bike parking, and site improvements to comply with the City's Storm Water Management Program are also proposed. The addition would increase the parking requirement from 218 to 235 spaces. The development currently has 289 parking spaces available. The City Council approved a Community Benefit allocation of nonresidential floor area for the project on January 12, 2016.

The discretionary applications required for this project are:

1. A Development Plan to allow the construction of 4,447 square feet of new nonresidential floor area (SBMC §28.85.030); and
2. A Development Plan to allow construction in the P-D, Planned Development Zone (SBMC §28.39.130).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

Contact: Jessica Grant, Project Planner

Email: JGrant@SantaBarbaraCA.gov Phone: (805) 564-5470, extension 4550

**** Approved Development Plan and
P-D Development Plan with amended condition.
Schwartz/Pujo Vote: 6/0
Abstain: 0
Absent: 1 (Higgins)
Resolution No. 031-16. ****

ACTUAL TIME: 1:58 P.M.

B. APPLICATION OF LAUREL PEREZ, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR SANTA BARBARA RESCUE MISSION, 535 E. YANONALI STREET, APN 017-540-004, OM-1/SD-3 (OCEAN-ORIENTED LIGHT MANUFACTURING / COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: INSTITUTIONAL, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OCEAN ORIENTED INDUSTRIAL (MST2016-00410)

The proposed project consists of a reduction in vehicle parking from 34 spaces to 19 spaces for the Santa Barbara Rescue Mission located at 535 E. Yanonali Street due to the elimination of previously approved off-site parking located at 525 E. Yanonali Street. Also included in the project would be the addition of 50 bicycle parking spaces at the project site. The Rescue Mission provides food, shelter, and other services to Santa Barbara's homeless population. The operation of the Rescue Mission is not proposed to change as part of the project, and there would be no physical changes to the site other than the addition of bicycle parking.

The discretionary applications required for this project are:

1. A Modification to allow fewer than the required number of parking spaces (SBMC §28.92.110.A.1);
2. An Amendment to the Coastal Development Permit Amendment to allow the proposed reduction in parking for the Rescue Mission in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.240); and
3. An Amendment to the Conditional Use Permit Amendment to allow the proposed reduction in parking for the existing Rescue Mission, a quasi-public facility (SBMC §28.94.030.W).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) and 15305 (Minor Alteration in Land Use Limitations).

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**** Approved Parking Modification, and
Amendments to Coastal Development Permit and
Conditional Use Permit.
Lodge/Schwartz Vote: 6/0
Abstain: 0
Absent: 1 (Higgins)
Resolution No. 032-16. ****

**** THE COMMISSION RECESSED FROM 2:16 P.M. TO 2:33 P.M. ****

ACTUAL TIME: 2:33 P.M.

C. APPLICATION OF CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT FOR EL ESTERO DRAIN HABITAT RESTORATION PROJECT, 520 E. YANONALI STREET, APN 017-113-019 OM-1 / SD-3 (OCEAN-ORIENTED LIGHT MANUFACTURING / COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: INSTITUTIONAL, LOCAL COASTAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2013-00433)

The purpose of this discussion item is to inform the Planning Commission of proposed changes to the Laguna Creek El Estero Drain Restoration Project, approved by the Planning Commission on July 6, 2000, within the context of a request to the City for a Substantial Conformance Determination (SCD). The Planning Commission approved the project to complete a habitat restoration project on a City owned property adjacent to the El Estero Wastewater Treatment Plant (EEWTP). The project addressed unpermitted grading and vegetation removal undertaken by the Public Works Department on the property. The discretionary applications included a Coastal Development Permit approved by the Planning Commission and Design Review approved by the Architectural Board of Review.

The approval included restoration of the impacted wetland within the El Estero Drain at a 4:1 ratio (approximately 10,400 square feet), as well as enhancements to the remainder of the 1.19 acre parcel to create additional riparian and upland habitat suitable for the Pacific pond turtle. Project components included realignment of the original drainage; widening and deepening of drainage in relation to original configuration; installation of culvert and ramp at Laguna Channel to facilitate turtle passage; creation of a minimum of three turtle basking areas with appropriate boulder features; a meandering path for EEWTP visitors; installation of a five foot high chain link fencing along westerly, easterly, and southerly property boundaries; installation of a three foot high post and rail fence along northerly boundary.

Proposed changes include:

1. Install a minimum five foot high fence (chain link or wrought iron) along northerly boundary instead of three foot wood fence.
2. Exclude construction of meandering foot path within project area.
3. Deepening of westerly basking area by one to three feet instead of deepening entire channel one to two feet.
4. Installation of permeable pavers for access road surface instead of decomposed granite.
5. Implementation of Remedial Action Plan to address unforeseen soil contamination on site.

Environmental review was conducted for the project in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration was adopted for the original project, finding that project environmental impacts

would be less than significant with application of identified mitigation measures as conditions of project approval to reduce short-term construction effects and long-term project effects. The current revised project remains within the scope of the adopted Mitigated Negative Declaration; all previously identified mitigation measures would continue to be applied to the project; and the current project would not result in significant impacts. Pursuant to CEQA Guidelines §15162, no further environmental review document is required.

The purpose of the discussion is to allow the Planning Commission an opportunity to review the proposed changes to the Project and provide input to the Community Development Department with regard to the SCD request. The Community Development Director will ultimately make a determination as to whether the proposed changes are in substantial conformance with the approved Project.

If the permit approval or environmental document is challenged in court, the challenger may be limited to raising only those issues raised in written correspondence delivered to the City, or in a public hearing on the project.

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Email: SGreer@SantaBarbaraCA.gov Phone: (805) 564-5470, extension 4558

**** Planning Commission forwarded comments to
the Community Development Director. ****

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:46 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** None given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

V. ADJOURNMENT

**** Meeting adjourned at 3:52 P.M. ****