



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

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

**PLANNING COMMISSION
FINISHED AGENDA**

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

NOTICES:

- A. TUESDAY, DECEMBER 6, 2016
SITE VISIT

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

800 E. Cabrillo Boulevard
Contact: Jessica Grant, Project Planner
Email: JGrant@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4550

1547 Shoreline Drive
Contact: Andrew Perez, Planning Technician
Email: ACPerez@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.

- 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 Pujo 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. 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.]

**** Catherine Almo and Lauren Floro individually addressed the
Commission regarding a proposed sidewalk on Milpas Street. ****

III. CONSENT ITEM:

ACTUAL TIME: 1:11 P.M.

APPLICATION OF JUSTIN VAN MULLEM, PLANNER FOR CITY OF SANTA BARBARA PARKS AND RECREATION DEPARTMENT, 800 E. CABRILLO BLVD., APN 017-311-001, PARKS AND RECREATION (PR) AND COASTAL OVERLAY (S-D-3) ZONES, GENERAL PLAN: PARK/OPEN SPACE, LOCAL COASTAL PLAN LAND USE DESIGNATION: RECREATION/OPEN SPACE (MST2016-00144)

The Cabrillo Ball Park Renovation Project (Project) includes redesigned park entries, outdoor fitness equipment stations, and a new pathway. Also proposed are new landscaping improvements, accessibility improvements, renovation of the ball field turf and irrigation, exterior lighting at the existing restrooms, and pedestrian lighting. Approximately nine (9) trees will be removed and 12 new trees installed. The primary objectives of the Project are to maintain and enhance the function of the park as a waterfront ball field, enhance active recreation opportunities, promote and maintain park safety, improve pedestrian access and accessibility, enhance park entries, open views to the park, upgrade park infrastructure, and enhance park aesthetics.

The five acre Cabrillo Ball Park is located at the intersections of Milpas Street, Cabrillo Boulevard and Calle Puerto Vallarta in the City's East Beach Neighborhood. The park currently serves both adult and youth recreational and competitive sport programs as well as unscheduled drop-in use activities such as soccer, softball, and ultimate frisbee. The Cabrillo Ball Park has a park category of Sports Facility per City Council Resolution 97-140.

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

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301-Existing Facilities, 15303-New Construction, and 15304-Minor Alterations to Land.

Contact: Jessica Grant, Project Planner
Email: JGrant@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4550

**** Approved the Coastal Development Permit.**

Jordan/Thompson Vote: 6/0

Abstain: 0

Absent: 1 (Pujo)

Resolution No. 033-16. **

IV. **STAFF HEARING OFFICER APPEAL:**

ACTUAL TIME: 1:38 P.M.

APPLICATION OF TOM OCHSNER, ARCHITECT FOR DANNY AND SUSAN DUNCAN, 1547 SHORELINE DRIVE, APN 045-173-041, E-3/SD-3 ZONES, GENERAL PLAN AND LOCAL COASTAL LAND USE PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2016-00110)

On October 12, 2016, the Staff Hearing Officer approved a Front Setback Modification to allow the proposed garage to encroach two feet into the front setback. 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 22,795 square foot site is located in the appealable jurisdiction of the Coastal Zone and is currently developed with a 4,083 square foot, two-story single-family dwelling with a 564 square foot rear deck; a bluff-top deck with a 364 square foot accessory structure below; and a 516 square foot attached garage. The proposed project involves an exterior remodel of the existing residence, expansion of the existing rear deck by 220 square feet, and a 92 square foot expansion of the garage. The improvements to the existing residence are exempt from requiring a Coastal Development Permit.

The discretionary application for this project is a Front Setback Modification to allow the garage to expand into the required front setback (SBMC §28.15.060 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).

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**** Upheld the appeal and approved the Front Setback Modification
with revised findings and the conditions.**

Higgins/Scwhartz Vote: 4/2 (Lodge, Jordan)

Abstain: 0

Absent: 1 (Pujo)

Resolution No. 034-16-16. **

V. **ADMINISTRATIVE AGENDA:**

ACTUAL TIME: 2:47 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 3:00 P.M. ****