CALL TO ORDER:
Chair Campanella called the meeting to order at 1:00 P.M.

I. ROLL CALL
Chair John P. Campanella, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson.
Absent: Commissioner June Pujo

STAFF PRESENT:
Beatriz Gularte, Senior Planner
Susan Reardon, Senior Planner
N. Scott Vincent, Assistant City Attorney
Jessica W. Grant, Project Planner
Rich Hanna, Assistant Parks and Recreation Director
Justin Van Mullem, Parks and Recreation Associate Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.

B. Announcements and appeals.
Ms. Gularte made the following announcements:
1. The Planning Commission meetings of December 15, 2016 and January 5, 2017 will be cancelled.
2. The next Planning Commission meeting will be January 12, 2017. There will be a special lunch meeting held on January 12, 2017 preceding the regular Planning Commission meeting.
Commissioner Jordan took a moment to commend the work of outgoing Commissioner June Pujo, who could not be at the meeting today due to being at the birth of her grandchild.

C. Comments from members of the public pertaining to items not on this agenda.

Chair Campanella opened the public hearing at 1:03 P.M.

1. Catherine Almo addressed the Commission about her property on Milpas Street, across from the Cabrillo Ball Park, and requested that consideration be given to the proposed sidewalk on Milpas Street that would take away from Milpas Street front yards.

2. Lauren Floro, also spoke against the proposed sidewalk on Milpas Street stating that it would encourage transient activity, specifically by a local transient.

With no one else wishing to speak, public comment was closed at 1:11 P.M.

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

Ms. Gularte requested that the Planning Commission waive the Staff Report.

**MOTION: Lodge/Schwartz**
Waive the Staff Report
This motion carried by the following vote:

Ayes: 6  Noes: 0  Abstain: 0  Absent: 1 (Pujo)

Jessica Grant, Project Planner, was available to answer any of the Commission’s questions.

Justin Van Mullem, Parks and Recreation Associate Planner, and Rich Hanna, Assistant Parks and Recreation Director, were available to answer any of the Commission’s questions.

Chair Campanella opened public comment at 1:27 P.M., and with no one wishing to speak, closed public comment.

**MOTION: Jordan/Thompson**
Approved the project, making the PR Zone findings (SBMC §28.37.025) and Coastal Development Permit findings (SBMC §28.44.150), for the Coastal Development Permit, as outlined in the Staff Report, dated December 1, 2016, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

Ayes: 6  Noes: 0  Abstain: 0  Absent: 1 (Pujo)

Chair Campanella announced the ten calendar day appeal period.

**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).

Contact: Andrew Perez, Planning Technician
Email: ACPerez@SantaBarbaraCA.gov Phone: (805) 564-5470, extension 4559

Andrew Perez, Planning Technician, gave the staff presentation.

Tom Ochsner, Architect, gave the appellant presentation.

Chair Campanella opened public comment at 1:53 P.M., and with no one wishing to speak, closed public comment.

**MOTION: Higgins/Schwartz**

Assigned Resolution No. 034-16

Uphold the appeal and make the approval finding in the staff report, dated December 1, 2016, that the modification to allow the garage to encroach two feet into the required twenty foot front setback be changed to allow three feet of encroachment, and is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot as the requested garage will provide required covered parking spaces on the lot, and the expansion into the front setback will not adversely impact the visual openness of the streetscape due to its actual distance from Shoreline Drive. In addition, the irregularities of the lot with regard to the curvilinear front property line and the excess right-of-way in the front yard between the front property line and edge of the public sidewalk also contribute to additional visual openness that will not be sacrificed.

This motion carried by the following vote:

Ayes: 4  Noes: 2 (Lodge, Jordan)  Abstain: 0  Absent: 1 (Pujo)

Chair Campanella announced the ten calendar day appeal period.
V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:47 P.M.

A. Committee and Liaison Reports
   1. Staff Hearing Officer Liaison Report
      a. Commissioner Jordan reported on the meeting of December 7, 2016.
   2. Other Committee and Liaison Reports
      a. Commissioner Jordan reported on the Water Commission meeting of
         November 17, 2016, and the City Council meeting of December 6, 2016.
      b. Commissioner Lodge reported on the Historic Landmarks
         Commission meeting of December 7, 2016.
      c. Commissioner Thompson reported on the City Council’s continuation
         of the appeal of the Planning Commission’s decision on 1925 El
         Camino de la Luz heard December 6, 2016.
      d. Commissioner Schwartz and Chair Campanella extended appreciation
         for Commissioner Pujo’s commitment, knowledge, and passion for
         working on the Planning Commission over the last four years.
      e. Chair Campanella thanked the Commission for his year as Chair and
         announced the next meeting will be on January 12, 2016.

VI. ADJOURNMENT

Chair Campanella adjourned the meeting at 3:00 P.M.

Submitted by,

[Signature]
Julie Rodriguez, Planning Commission Secretary