



Chair John Campanella
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz
Commissioner Lesley Wiscomb

Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Addison Thompson

PLANNING COMMISSION
REVISED AGENDA

CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JANUARY 12, 2017
1:00 P.M.

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. TUESDAY, JANUARY 10, 2017 **7:45 A.M.**
SITE VISITS
Depart 630 Garden Street
Community Development Parking Lot
825 Roble Lane
Contact: Michelle Bedard, Assistant Planner
MBedard@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4551

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information.

- B. THURSDAY, JANUARY 12, 2017 **12:00 NOON**
SPECIAL LUNCH MEETING
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. 3714-3744 State Street (former Sandman Inn location) – *Substantial Conformance Determination*
Contact: Allison De Busk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4552
2. Quarterly AUD Status Update
Contact: Debra Andaloro, Principal Planner
Email: DAndaloro@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 2569

3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
 - C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on www.SantaBarbaraCA.gov/CityTVProgamGuide for a rebroadcast schedule. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at <http://www.SantaBarbaraCA.gov/PCVideos>.
 - D. **AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.
 - E. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
 - F. The scope of a project may be modified as it proceeds through the planning process. 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 Planner 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.
 - G. **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**
- II. **PRELIMINARY MATTERS:**
- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
 - B. Announcements and appeals.
 - C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:
 1. December 1, 2016

2. December 8, 2016
3. PC Resolution No. 033-16
800 E. Cabrillo Boulevard
4. PC Resolution No. 034-16
1547 Shoreline Drive

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.]

III. **STAFF HEARING OFFICER APPEAL:**

APPLICATION OF TRISH ALLEN, AGENT FOR CAMMIE & MARK BELL, 825 ROBLE LANE, APN 019-252-008 & 019-252-009, E-1 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS/ACRE (MST2016-00048).

On November 9, 2016, the Staff Hearing Officer approved setback modifications to allow residential additions to encroach into the required interior setback and front setback off Roble Lane. The decision of the Staff Hearing Officer has been appealed by the applicant and by a neighbor. This hearing is for the Planning Commission to consider the appeals.

The proposed project is requesting zoning modifications to allow for a portion of the proposed additions to encroach into the required 30-foot front and 10-foot interior setbacks of an E-1, Single Family zoned lot. The project consists of 662 square feet of additions to an existing 2,157 square foot, two-story single-family residence, including an existing two-car garage; a 317 square foot third floor deck with trellis and fireplace; and extension of the existing chimney. The proposed total of 2,819 square feet, located on a 10,646 square foot parcel within the Hillside Design District, is 74% of the maximum floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow additions and alterations within the required 30-foot front setback (SBMC §28.15.060 and §28.92.110); and
2. Interior Setback Modification to allow additions and alterations within the required 10-foot interior setback (SBMC §28.15.060 and §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 in Land Use Limitations).

Contact: Michelle Bedard, Assistant Planner

Email: MBedard@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4551

IV. **ENVIRONMENTAL DISCUSSION ITEM:**

SOUTH COAST 101 HOV LANES PROJECT DRAFT REVISED EIR

The purpose of this hearing is to receive comments from the Planning Commission on the adequacy and completeness of the Draft Revised Environmental Impact Report (EIR) for the South Coast 101 HOV Lanes Project. Written comments on the Draft Revised EIR, incorporating feedback from the Planning Commission will be prepared by City staff. City Council will review the draft comments prepared by staff during the regular City Council hearing of January 31~~24~~, 2017. Comments from the City of Santa Barbara will be

submitted to Caltrans prior to the close of the comment period on January 31, 2017. **No action on the Draft Revised EIR or project approval will be taken at this hearing.**

Contact: Rob Dayton, Principal Transportation Planning and Parking Manager

Email: RDayton@SantaBarbaraCA.gov

Phone: (805) 564-5390

Contact: Dan Gullett, Supervising Transportation Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: (805) 897-2542

V. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports

VI. ADJOURNMENT

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chair, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chair introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chair.

APPEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office.

Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564-5470.

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