



**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  
AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, JANUARY 19, 2017  
1:00 P.M.**

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**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

**NOTICES:**

- A. TUESDAY, JANUARY 17, 2017  
**SITE VISITS**

**7:45 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot

**32-36 W. Carrillo Street**

Contact: Allison De Busk, Project Planner  
Email: [ADeBusk@SantaBarbaraCA.gov](mailto:ADeBusk@SantaBarbaraCA.gov)  
Phone: (805) 564-5470, extension 4552

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. \*Denotes story poles will be up during the site visit.

- B. THURSDAY, JANUARY 19, 2017  
**LUNCH**

**12:00 NOON**

DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

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

1. Appointment of Commissioners to the Housing Task Force.  
Staff Contact: David Rowell, Housing Project Planner  
Email: [DRowell@SantaBarbaraCA.gov](mailto:DRowell@SantaBarbaraCA.gov)  
Phone: 564-5470, extension 4578
2. Review and appointment of the 2017 Primary and Alternate Planning Commission Liaisons to City Boards and Commissions.

Staff Contact: Allison DeBusk, Project Planner  
Email: ADeBusk@SantaBarbaraCA.gov  
Phone: 805-564- 5470, extension. 4552

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](http://www.SantaBarbaraCA.gov/CityTV). You can also click on [www.SantaBarbaraCA.gov/CityTVProgamGuide](http://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](http://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. Nominations and election of Chair and Vice-Chair.
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.

- 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. NEW ITEM:**

**DRAFT SIX-YEAR CAPITAL IMPROVEMENT PROGRAM 2019-2023 (CIP)**

The Planning Commission will review for consistency with the General Plan and provide a recommendation to City Council to accept the Draft Six-Year Capital Improvement Program 2018-2023 (CIP).

Contact: Rebecca J. Bjork, Public Works Director

Email: RBjork@SantaBarbaraCA.gov

Phone: (805) 564-5378

Contact: Brandon Beaudette, Administrative Analyst

Email: BBeaudette@SantaBarbaraCA.gov

Phone: (805) 897-1915

**IV. APPEAL OF APPLICATION COMPLETENESS**

**APPLICATION OF MESA LANE PARTNERS, APPLICANT FOR SOMO SB, LLC, 121 E. MASON STREET, APN 033-084-001, -004, -005, -006, -007; OCEAN-ORIENTED COMMERCIAL / COASTAL OVERLAY (OC/SD-3) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OCEAN-ORIENTED COMMERCIAL (MST2016-00439)**

This is an appeal of staff's determination that the Applicant's September 21, 2016 application submittal for a mixed use development project located at 121 E. Mason Street was incomplete.

The purpose of this hearing is for the Planning Commission to determine whether the development application is complete and not on the development project itself.

Contact: Allison De Busk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4552

**V. NEW ITEM:**

**APPLICATION OF BRIAN CEARNAL, THE CEARNAL COLLECTIVE, LLP, ARCHITECT FOR CARRILLO PACIFIC, LLC; 32-36 W. CARRILLO STREET; APN 039-281-028 & -029; C-2 (COMMERCIAL) ZONE; GENERAL PLAN DESIGNATION: COMMERCIAL / HIGH DENSITY RESIDENTIAL (MST2016-00076)**

The proposed project involves the construction of two new buildings totaling 11,320 net square feet on a 19,185 square-foot project site. The main building, located at the corner of Chapala and Carrillo Streets would be two stories and 10,329 square feet. The second building would be one story and 991 square feet. Eleven parking spaces are proposed. Vehicular access would be provided from Chapala Street with egress onto W. Carrillo Street.

The existing 5,750 square-foot one-story building (former Greyhound station) would be removed and the two lots would be merged prior to construction of the new development.

Additionally, two ficus trees that currently overhang the subject property are proposed to be removed from the adjacent City Parking Lot. These trees would be replaced with a new species.

The discretionary application required for this project is a Development Plan to allow the construction of 5,570 square feet of net new nonresidential development (SBMC Chapter 28.85).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

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**VI. ADMINISTRATIVE AGENDA:**

- A. Committee and Liaison Reports
  - 1. Staff Hearing Officer Liaison Report
  - 2. Other Committee and Liaison Reports
- B. Approval of the Housing Task Force members made in B.1. of this Agenda
- C. Approval of 2017 Primary and Alternate Liaisons to City Boards and Commissions made in B.2. of this Agenda

**VII. ADJOURNMENT**

**CITY OF SANTA BARBARA PLANNING COMMISSION**  
**MEETING PROCEDURES**

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**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](mailto: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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