



City of Santa Barbara

PLANNING COMMISSION

AGENDA

AUGUST 10, 2017

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Jay D. Higgins, *Chair*
Lesley Wiscomb, *Vice Chair*
John P. Campanella
Mike Jordan
Sheila Lodge
Deborah L. Schwartz
Addison Thompson

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Kathleen Goo, Planning Commission Secretary *pro tem*

NOTICES

A. TUESDAY, AUGUST 8, 2017 SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

1631 SHORELINE DRIVE, Coastal Development Plan (**CDP**)
Contact: Jessica Grant, Project Planner
JGrant@SantaBarbaraCA.gov
(805) 564-5470, ext. 4550

The Planning Commission will visit the project sites scheduled for review at the Thursday 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.

PLEASE BE ADVISED

PUBLIC HEARING PROCEDURE: This agenda is subject to change. Applicants and interested parties should plan to arrive at 1:00 p.m. For longer agendas, meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

The order of presentation after the Chair introduces an item is as follows: 1. Staff Presentation (15 minutes)*; 2. Applicant Presentation (15 minutes)*; 3. Public Hearing*; 4. Additional response by Applicant/Staff (5 minutes each)*; 5. Commission questions and comments; 6. Commission consideration of Findings and Conditions of Approval; and 7. Motion, discussion of motion, decision, and vote by the Commission. *Time may be extended or limited by the Chair.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. After receiving recognition from the Chair, approach the podium and speak into the microphone. State your name and purpose for appearing. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

AGENDAS, MINUTES, & REPORTS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at 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 at 630 Garden Street during normal business hours.

PLANS & ADDITIONAL INFORMATION: 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, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, 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.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

APPEALS: Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

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. July 6, 2017
 - 2. PC Resolution No. 012-17
214-226 De La Guerra Rd.
- D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

III. CONTINUED ITEM

FINAL ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PROPOSED SANTA BARBARA AIRPORT MASTER PLAN

Staff will present and recommend certification of the Final EIR for the Santa Barbara Airport Master Plan by the Planning Commission, and recommend adoption of the Airport Master Plan to the City Council.

The Santa Barbara Airport Master Plan (Master Plan) would provide guidance for airport facility improvements for the next 15-20 years. The proposed Master Plan relies on Federal Aviation Administration (FAA)-approved forecasted estimates of future aviation activity at the Santa Barbara Airport (Airport) and identifies improvement projects to support short term, intermediate term (2022) and long term (2032) levels of airport activity. The development projects are not only reflective of the level of activity forecasted to occur at the Airport, but are dependent on federal funding cycles and the availability of grant money for aviation projects.

The proposed Airport Master Plan facility improvement projects include:

- Airfield Recommendations: Extension of Taxiway H to the west, parallel to the main runway, restriping of existing paved areas, paving light lanes along taxiway edges, and relocating entrances and exits from the taxiway system to comply with Federal Aviation Administration (FAA) recommendations.
- North Landside Recommendations: Consolidation of general aviation operations to facilitate two Fixed Base Operator (FBO) lease areas on the northeast portion of the airfield to provide tenant and visiting private aircraft services and facilities, and support facility changes including the relocation of the Airport Maintenance Yard.
- Terminal Area Recommendations: Construction of a new Long Term Parking Lot south of the Airline Terminal to accommodate 1,315 new or relocated parking spaces, expansion of the Airline Terminal, and relocation of the south-side FBO.

Action to be considered by the Planning Commission: Certification of the Final Environmental Impact Report for the Santa Barbara Airport Master Plan (SCH#2014061096) (CEQA Guidelines §15090).

Recommendations to the City Council to be considered by the Planning Commission:

- A. A Statement of Overriding Considerations for contributions to a cumulative impact to peak-hour traffic at Kellogg and Hollister Avenues in the intermediate term (Impact T-2) and for contributions to cumulative impacts to peak-hour traffic at Kellogg and Hollister Avenues and Fairview Avenue and US Highway 101 Northbound Ramps in the long term (Impact T-3) (CEQA Guidelines §15093).;
- B. Adoption of the Santa Barbara Airport Master Plan dated July 2017 (City Charter §806(a));
- C. An amendment to the Airport Industrial Area Specific Plan (SP-6) removing Sub-Area 1 (City Charter §806(a));
- D. An amendment to the Airport Zoning Map; and
- E. A Local Coastal Plan amendment to the Airport and Goleta Slough Local Coastal Plan Zoning Map (City Charter §806(a)).

The EIR analyzed effects associated with air quality/greenhouse gas emissions, biological resources, cultural resources, geology and soils/ hazards and hazardous materials, hydrology and water quality, land use and planning, public utilities (solid waste disposal), and transportation/traffic, and proposed mitigation measures to reduce the severity of effects.

Contact: Andrew Bermond, Project Planner
Email: ABermond@SantaBarbaraCA.gov

Phone: (805) 692-6032

IV. NEW ITEM**APPLICATION OF THOMAS OCHSNER, ARCHITECT FOR CHAD YONKER, PROPERTY OWNER, 1631 SHORELINE DRIVE, APN 045-173-022, E-3/SD-3 SINGLE FAMILY RESIDENTIAL AND COASTAL OVERLAY ZONES, GENERAL PLAN/LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: FIVE RESIDENTIAL UNITS PER ACRE (MST2016-00241/CDP2017-00002)**

The project consists of a major home remodel resulting in a first-story addition of 422 square feet and a new 1,356 square foot second-story addition to an existing one-story, 1,826 square foot single-family residence, and 382 square foot garage. Other proposed site improvements include landscape changes, a new wood fence, new plaster wall, a new concrete driveway, and a flagstone patio. Code violations in ZIR2016-00169 and ENF2008-00161 will be addressed with the project. The applicant is requesting permission to permit the two “as-built” retaining walls and chain link fence and remove the concrete pad. The proposed total of 3,986 square feet on a 20,100 square foot lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot-area ratio (FAR).

The property is zoned E-3/SD-3, Single Family and is located in the Appealable Jurisdiction of the Coastal Zone with a General Plan and Coastal Land Use designation of Residential, Five Dwelling Units per Acre.

The subject site is a south-facing bluff-face property with the existing main residential structure north of the edge of the coastal bluff. The existing drainage is via two drain inlets on the southern portion of the bluff that drain down to the beach. The project site would comply with Tier 3 Storm Water Management.

The discretionary application required for this project is a Coastal Development Permit (CDP2017-00002) to allow the proposed development in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060). The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Contact: Jessica Grant, Project Planner
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V. ADMINISTRATIVE AGENDA

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

VI. ADJOURNMENT