



City of Santa Barbara

PLANNING COMMISSION

AGENDA

DECEMBER 7, 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, Commission Secretary

NOTICES

A. TUESDAY, DECEMBER 5, 2017
SITE VISIT

7:45 A.M.
Depart 630 Garden Street
Community Development Parking Lot

1298 COAST VILLAGE ROAD
Contact: Kathleen Kennedy, Associate Planner
KKennedy@SantaBarbaraCA.gov
(805) 564-5470, ext. 4560

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.*

B. THURSDAY, DECEMBER 7, 2017
LUNCH MEETING

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. Car Share and Valet Parking Ordinance Updates
Contact: Rob Dayton, Public Works Transportation Planning and Parking Manager
Email: RDayton@SantaBarbaraCA.gov Phone: (805) 564-5390
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

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. October 26, 2017
 2. November 16, 2017
 3. PC Resolution No. 018-17
1909 El Camino de la Luz
 4. PC Resolution No. 019-17
601 Alameda Padre Serra
- 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. **NEW ITEM**

A. **APPLICATION OF JEFF GORRELL, LMA ARCHITECTS, ARCHITECT FOR OLIVE OIL & GAS, L.P., 1298 COAST VILLAGE ROAD, APN 009-230-043, C-1/SD-3, LIMITED COMMERCIAL AND COASTAL OVERLAY ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: COMMERCIAL (MST2004-00493)**

The proposed project consists of a new spa on the second floor of an approved mixed-use project currently under construction on a 0.41 acre lot. The approved project consists of underground parking, approximately 4,800 square feet of commercial space on the first floor, and five residential condominium units on the second and third floors.

The discretionary application required for this project is a Modification to allow the spa to encroach into the required northern interior setback (SBMC §28.63.060 and SBMC §28.92.110).

Based on California Environmental Quality Act Guidelines Section 15162, it has been determined that no subsequent Mitigated Negative Declaration (MND) is required. The proposed project revision is within the scope of the previously adopted MND and would not result in new significant environmental effects nor substantially increase the severity of previously identified significant effects discussed in the adopted MND.

Contact: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

B. APPLICATION OF RRM DESIGN GROUP, ARCHITECT FOR HERBERT BARTHEL, 1837 1/2 EL CAMINO DE LA LUZ, APN 045-100-065, E-3/SD-3, ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN/LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2002-00214)

The proposed project consists of a 1,505 square foot (net), two-story, single-family residence with an attached 429 square foot (net) garage on a 23,885 square foot vacant bluff-top lot. Grading quantities total approximately 288 cubic yards of cut and 21 cubic yards of fill. Access to the site is provided by private easements extending south from the terminus of El Camino de la Luz.

The discretionary application required for this project is a Coastal Development Permit (CDP2002-00008) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

A Final Environmental Impact Report (EIR) has been prepared and prior to an action on the project, the Planning Commission will consider certification of the EIR, and must make findings pursuant to the California Environmental Quality Act Guidelines Section 15091.

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IV. ADMINISTRATIVE AGENDA

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

V. ADJOURNMENT