



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
FINISHED AGENDA**

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

NOTICES:

- A. TUESDAY, JANUARY 10, 2017
SITE VISIT

7:45 A.M.
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 visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**** Site visit held. ****

- B. THURSDAY, JANUARY 12, 2017
LUNCH

12:00 NOON
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met 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

**** Discussion held. ****

2. Quarterly AUD Status Update
Contact: Debra Andaloro, Principal Planner
Email: DAndaloro@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 2569

**** Discussion held. ****

3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** Update given. ****

- C. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at www.SantaBarbaraCA.gov/PCVideos.
- D. The scope of a project may be modified under further review. 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 Planer 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.
- E. 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

**** Roll Call taken. All Commissioners were present ****

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**** No Requests were made. ****

- B. Announcements and appeals.

**** No Announcements were made. ****

C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. December 1, 2016

** Approve the minutes as submitted.

Schwartz/Lodge Vote: 5/0

Abstain: 2 (Jordan, Wiscomb)

Absent: 0

2. December 8, 2016

3. PC Resolution No. 033-16
800 E. Cabrillo Boulevard

4. PC Resolution No. 034-16
1547 Shoreline Drive

Approve the minutes and resolutions as submitted.

Lodge/Jordan Vote: 6/0

Abstain: 1 (Wiscomb)

Absent: 0**

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.]

**** No one wished to speak. ****

III. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:04 P.M.

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

**** Deny both appeals.**

Thompson/Jordan Vote: 3/4 (Campanella, Higgins, Schwartz, Wiscomb)

Abstain: 0

Absent: 0.

Uphold the Applicant's appeal with an added condition.

Schwartz/Wiscomb Vote: 4/3 (Jordan, Lodge, Thompson)

Abstain: 0

Absent: 0

Resolution No. 001-17. **

*** THE COMMISSION RECESSED AT 4:00 P.M. AND RECONVENED AT 4:18 P.M. ***

IV. ENVIRONMENTAL DISCUSSION ITEM:

ACTUAL TIME: 4:19 P.M.

SOUTH COAST 101 HOV LANES PROJECT DRAFT REVISED EIR

The purpose of this hearing was 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 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 was 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

**** Discussion held. Comments made. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 6:49 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** None was given. ****

2. Other Committee and Liaison Reports

**** Reports given ****

VI. ADJOURNMENT

**** Meeting adjourned at 6:50 P.M. ****