



Chair Jay D. Higgins
Commissioner John Campanella
Commissioner Sheila Lodge
Commissioner Addison Thompson

Vice Chair Lesley Wiscomb
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz

**PLANNING COMMISSION
FINISHED AGENDA**

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

NOTICES:

A. TUESDAY, JANUARY 17, 2017

630 GARDEN STREET
Community Development Parking Lot

32-36 W. Carrillo Street

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

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 19, 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. Appointment of Commissioners to the Housing Task Force.
Staff Contact: David Rowell, Housing Project Planner
Email: DRowell@SantaBarbaraCA.gov
Phone: 564-5470, extension 4578

**** Appointments made. ****

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

**** Appointments made. ****

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. Nominations and election of Chair and Vice-Chair.

**** Nomination of Jay Higgins as Chair.**

Schwartz/Thompson Vote: 7/0

Abstain: 0

Absent: 0

Nomination of Lesley Wiscomb as Vice Chair.

Jordan/Lodge Vote: 7/0

Abstain: 0

Absent: 0**

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

**** Requests were made. ****

- C. Announcements and appeals.

**** No announcements were made. ****

- 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. NEW ITEM:

ACTUAL TIME: 1:12 P.M.

DRAFT SIX-YEAR CAPITAL IMPROVEMENT PROGRAM 2018-2023 (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

**** Continued to February 9, 2017 Consent Calendar.**

Lodge/Schwartz Vote: 7/0

Abstain: 0

Absent: 0**

IV. **APPLICATION OF COMPLETENESS: CONTINUED INDEFINITELY**

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

**** Continued indefinitely at the request of the Applicant.**

Wiscomb/Lodge Vote: 7/0

Abstain: 0

Absent: 0**

V. **NEW ITEM**

ACTUAL TIME: 2:38 P.M.

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.

Contact: Allison De Busk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4552

**** Approved Development Plan with added conditions.**

Schwartz/Thompson Vote: 5/1 (Jordan)

Abstain: 0

Absent: 1 (Lodge)

Resolution No. 002-17. **

VI. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:22 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

B. Approval of the Housing Task Force members made in B.1. of this Agenda.

**** Approved the Housing Task Force members: Campanella, Jordan, and Lodge.**

Higgins/Jordan Vote: 6/0

Abstain: 0

Absent: 1 (Lodge)

Resolution No. 002-17. **

C. Approval of 2017 Primary and Alternate Liaisons to City Boards and Commissions made in B.2. of this Agenda.

Airport Commission

Addison Thompson – Primary

Jay Higgins – Alternate

Architectural Board of Review

John Campanella – Primary

Sheila Lodge – Alternate

Citywide Way-find Signage Program Committee

Jay Higgins - Primary
Michael Jordan – Alternate

Creeks Restoration & Water Quality Improvement Program Citizen Advisory Committee

Sheila Lodge – Primary
Lelsey Wiscomb – Alternate

Downtown Parking Committee

Jay Higgins – Primary
Lelsey Wiscomb – Alternate

Harbor Commission

Lelsey Wiscomb - Primary
Sheila Lodge – Alternate

Highway 101 Improvements Design Subcommittee

Deborah L. Schwartz- Primary
Addison Thompson - Primary

Historic Landmarks Commission

Sheila Lodge – Primary
Addison Thompson – Alternate

Housing Task Force Subcommittee

John Campanella
Michael Jordan
Sheila Lodge

Local Coastal Plan (LCP) Subcommittee

Deborah L. Schwartz- Primary
Addison Thompson – Primary
Lesley Wiscomb – Primary
Sheila Lodge – Alternate

New Zoning Ordinance (NZO) Subcommittee

John Campanella – Primary
Michael Jordan – Primary
Sheila Lodge – Primary
Jay Higgins – Alternate

Parks and Recreation Commission

Lesley Wiscomb – Primary
Michael Jordan – Alternate

Sign Ordinance Review Committee

Sheila Lodge-Primary
Deborah L. Schwarz - Alternate

Single Family Design Board

Addison Thompson – Primary
Michael Jordan – Alternate

Staff Hearing Officer/ Modification Liaison

Michael Jordan - Primary
Lesley Wiscomb – Alternate

Sustainability Council Committee

John Campanella – Primary
Deborah L. Schwartz – Alternate

Transportation and Circulation Committee

Michael Jordan – Primary
Deborah L. Schwartz – Alternate

Water Commission

Michael Jordon - Primary
Deborah L. Schwartz – Alternate

**** Approved the 2017 Primary and Alternate Liaisons.**

Higgins/Wiscomb Vote: 6/0

Abstain: 0

Absent: 1 (Lodge) **

VII. ADJOURNMENT

**** Meeting adjourned at 4:37 P.M. ****