



**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**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, FEBRUARY 9, 2017  
1:00 P.M.**

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**NOTICES:**

- A. Regular meetings 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). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/ProgramGuide](http://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](http://www.SantaBarbaraCA.gov/PCVideos).
- B. 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.
- C. 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**

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

**II. PRELIMINARY MATTERS:**

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

**\*\* 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. Minutes of January 12, 2017
2. Planning Commission Resolution No. 001-17  
825 Roble Lane

**\*\* Approved as presented.  
Wiscomb/Campanella Vote: 7/0  
Abstain: 0  
Absent: 0\*\***

3. Minutes of January 19, 2017
4. Planning Commission Resolution No. 002-17  
32-36 W. Carrillo Street

**\*\* Approved as presented.  
Campanella/Schwartz Vote: 7/0  
Abstain: As noted.  
Commissioner Lodge abstained from  
Items V & VI of Minutes, and Resolution 002-17.  
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. NEW ITEM:**

**ACTUAL TIME: 1:04 P.M.**

**APPLICATION OF ASHLEIGH SHUE, SUPERVISING CIVIL ENGINEER, CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, CITY RIGHT OF WAY ALONG MODOC ROAD AND LAS POSITAS ROAD, ZONES ADJACENT CITY RIGHT OF WAY INCLUDING: PARK AND RECREATION ZONE WITH COASTAL ZONE OVERLAY (P-R/SD-3), PARK AND RECREATION ZONE (P-R), ONE FAMILY RESIDENCE ZONES (A-1, E-1, E-3), ONE FAMILY RESIDENCE ZONE WITH PLANNED UNIT DEVELOPMENT (E-1/PUD), PLANNED UNIT DEVELOPMENT (PUD 2.5), TWO-FAMILY RESIDENTIAL (R-2), UNINCORPORATED COUNTY LAND. COASTAL LAND USE PLAN DESIGNATION: RECREATION/OPEN SPACE, GENERAL PLAN DESIGNATIONS ADJACENT TO CITY RIGHT OF WAY INCLUDE: PARKS AND OPEN SPACE, LOW DENSITY RESIDENTIAL (1 DU/ACRE), (3DU/ACRE), AND (5 DU/ACRE), MEDIUM DENSITY RESIDENTIAL (5 DU/ACRE), MEDIUM HIGH DENSITY RESIDENTIAL AND UNINCORPORATED COUNTY LAND (MST2014-00055/CDP2017-00001)**

The Las Positas/Modoc Road Multiuse Path Project (Project) involves design and construction of a 2.6 mile-long separated multiuse pathway for bicyclists and pedestrians in the City right-of-way along Modoc Road from Calle de Los Amigos to Las Positas Road and along Las Positas Road from Modoc Road to Cliff Drive. The Project would provide key connections among Santa Barbara's regional Cross-town and Coastal Bike Routes, the neighborhoods adjacent to the path, Elings Park, Arroyo Burro Beach County Park, and the Douglas Family Preserve. The discretionary applications required for this project are:

1. Coastal Development Permit to allow the proposed development in the Appealable/Non-Appealable Jurisdictions of the City's Coastal Zone (SBMC §28.44.060) for a portion of the project location; and
2. Project Design Review Approval by the Architectural Board of Review (SBMC §22.68).

The Planning Commission considered approval of the Final Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074. Planning Commission also considered approval of the Coastal Development Permit.

Contact: Jessica Grant, Project Planner  
Email: JGrant@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4550

**\*\* Approved the Final Mitigated Negative Declaration with revised conditions.**

**Lodge/Thompson Vote: 7/0**

**Abstain: 0**

**Absent: 0**

**Resolution No. 003-17. \*\***

**\*\* Approved the Coastal Development Permit with revised conditions.  
Lodge/Thompson Vote: 4/3 (Higgins, Jordan, Schwartz)  
Abstain: 0  
Absent: 0  
Resolution No. 003-17. \*\***

**IV. APPEAL OF APPLICATION COMPLETENESS: CONTINUED FROM  
JANUARY, 19 2017**

**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 was 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

**\*\* Appeal withdrawn by Applicant. \*\***

**V. CONTINUED ITEM: CONTINUED TO FEBRUARY 16, 2017**

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

Planning Commission findings of consistency with the General Plan pursuant to Government Code §65103(c) and §65401 and recommendation to 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 16, 2017.**

**Thompson/Jordan Vote: 7/0**

**Abstain: 0**

**Absent: 0\*\***

**VI. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 5:05 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**\*\* Report given. \*\***

2. Other Committee and Liaison Reports

**\*\* Reports given. \*\***

**VII. ADJOURNMENT**

**\*\* Meeting adjourned at 5:13 P.M. \*\***