



# City of Santa Barbara

## PLANNING COMMISSION FINISHED AGENDA DECEMBER 7, 2017

1:00 P.M.  
City Hall, Council Chambers  
735 Anacapa Street  
[SantaBarbaraCA.gov](http://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

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### NOTICES

**A. TUESDAY, DECEMBER 5, 2017  
SITE VISITS**

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

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

Site visit held.

**B. THURSDAY, DECEMBER 7, 2017  
LUNCH MEETING**

**12:00 NOON**  
De La Guerra Plaza  
City Hall, Room 15, Upstairs

**1. Car Share and Valet Parking Ordinance Updates**

Contact: Rob Dayton, Public Works Transportation Planning and Parking Manager  
Email: [RDayton@SantaBarbaraCA.gov](mailto:RDayton@SantaBarbaraCA.gov)

Phone: (805) 564-5390

Discussion held.

2. 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.

**PLEASE BE ADVISED**

**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](http://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](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**TELEVISION COVERAGE:** Planning Commission meetings are broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://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**

**Roll call taken. Commissioners Campanella and Higgins were absent.**

**II. PRELIMINARY MATTERS**

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

**Requests made.**

B. Announcements and appeals.

**Announcements made.**

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. October 26, 2017 Minutes

**Approved the minutes as amended.**

**Thompson/Lodge Vote: 3/0/2**

**Abstain: 2 (Jordan & Schwartz)**

**Absent: 2**

2. November 16, 2017 Draft Minutes

**Approved the minutes as amended.**

**Thompson/Lodge Vote: 4/0/1**

**Abstain: 1 (Wiscomb)**

**Absent: 2**

- 3. PC Resolution No. 018-17  
1909 El Camino de la Luz

**Approved the resolution.**  
**Thompson/Lodge Vote: 4/0/1**  
**Abstain: 1 (Wiscomb)**  
**Absent: 2**

- 4. PC Resolution No. 019-17  
601 Alameda Padre Serra

**Approved the resolution.**  
**Thompson/Lodge Vote: 4/0/1**  
**Abstain: 1 (Wiscomb)**  
**Absent: 2**

- D. Alex Pujo announced an invitation to the American Institute of Architects' (AIA) Accessory Dwelling Unit (ADU) Ordinance Community Public Forum to be held next Wednesday, December 13, 2017, from 6:30 p.m.-8:30 p.m. at the Holy Cross Church located at 1740 Cliff Drive.

**III. NEW ITEM**

**ACTUAL TIME: 1:14 P.M.**

**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](mailto:KKennedy@SantaBarbaraCA.gov)

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

**Approved the Modification, making the findings as outlined in the Staff Report dated November 30, 2017.**

**Jordan/Thompson Vote: 5/0/0**

**Abstain: 0**

**Absent: 2**

**Resolution No. 020-17**

**IV. NEW ITEM**

**APPLICATION OF RRM DESIGN GROUP, ARCHITECT FOR HERBERT BARTHELS, 1837 ½ 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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**Continued to the February 1, 2018 hearing at the Applicant's request.**

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 1:14 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**No report given.**

2. Other Committee and Liaison Reports

**Reports given.**

**VI. ADJOURNMENT**

**Meeting adjourned at 1:32 p.m.**