



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 9, 2017

CALL TO ORDER:

Chair Higgins called the meeting to order at 1:00 P.M.

I. ROLL CALL

Chair Jay D. Higgins, Commissioners John P. Campanella, Mike Jordan, Sheila Lodge, Deborah L. Schwartz, Addison Thompson, and Lesley Wiscomb.

STAFF PRESENT:

Beatriz Gularte, Senior Planner
N. Scott Vincent, Assistant City Attorney
Jessica W. Grant, Project Planner
Steven Greer, Project Planner/Environmental Analyst
Ashleigh Shue, Supervising Civil Engineer
Peter Brown, Associate Transportation Planner
Jennifer Sanchez, Commission Secretary

II. PRELIMINARY MATTERS:

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

Ms. Gularte announced the following changes to the agenda:

1. Item IV, the appeal of an application completeness determination for 121 E. Mason Street, has been withdrawn by the Applicant.
2. Item V, the Draft Six-Year Capital Improvement Program, will be continued to the meeting of February 16, 2017.

MOTION: Thompson/Jordan

Continue Item V to the meeting of February 16, 2017.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

- B. Announcements and appeals.

No announcements.

- C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:
1. January 12, 2017
 2. PC Resolution No. 001-17
825 Roble Lane

MOTION: Wiscomb/Campanella

Approve the minutes and resolution as presented.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

3. January 19, 2017
4. PC Resolution No. 002-17
32-36 W. Carrillo Street

MOTION: Campanella/Schwartz

Approve the minutes and resolution as presented.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: As noted. Absent: 0

Commissioner Lodge abstained from Items V and VI of the Minutes and from PC Resolution No. 002-17.

- D. Comments from members of the public pertaining to items not on this agenda.
Public comment opened at 1:04 P.M., and as no one wished to speak, it was closed.

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 W. Grant, Project Planner

Email: JGrant@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4550

Jessica W. Grant, Project Planner, gave the Staff presentation. Steven Greer, Project Planner/Environmental Analyst; Ashleigh Shue, Supervising Civil Engineer; and Peter Brown, Associate Transportation Planner were available for questions.

Brian Hannegan, RRM Design Group, presented in conjunction with Staff. Erika Leachman, Environmental Planner & CEQA Project Manager, Amec Foster Wheeler Environmental Planning Group, was available for questions.

Public comment opened at 2:06 P.M.

The following people spoke in support of the project:

1. Eve Sanford, Santa Barbara Bicycle Coalition
2. Jé Goolsby
3. Art Ludwig

The following people spoke in opposition or with concerns about the project:

1. Bob Hughes, neighbor, spoke of concerns about graffiti, noise, and impacts to view, especially with loss of the oleanders and other landscaping.
2. Karin Hughes, neighbor, spoke of concerns regarding loss of vegetation, graffiti, and flooding.
3. Bret Hughes, neighbor, emphasized concerns about the loss of trees and oleanders and asked that public opposition be taken into consideration.

4. Gary Kurth, neighbor, emphasized the importance of the oleanders and trees providing an important barrier.
5. Mark Geist, neighbor, inquired about a proposed crosswalk and stated that it will block turns out of his condominium complex.

Public comment closed at 2:30 P.M.

*** THE COMMISSION RECESSED FROM 2:54 P.M. TO 3:03 P.M. ***

MOTION: Lodge/Thompson

Assigned Resolution No. 003-17

Approved the project, making the Final Mitigated Negative Declaration findings (CEQA Guidelines Section 15074) as outlined in the Staff Report, dated February 2, 2017, subject to the revised Conditions of Approval distributed at the hearing, with the following revisions:

1. Revise D.2.b.(3) to include reference to “retaining a qualified biologist for development and implementation of a Habitat Maintenance and Monitoring Plan (HMMP).”
2. Revise D.2.b.(2)(b) to remove the “5 gallon” reference.

Commissioner Wiscomb requested that in D.2.b.(2), the sentence “All onsite mitigation plants shall have a diversity of tree sizes, up to 60 inches in planter box size” be revised to “...up to and including 60 inches in planter box size” for clarity.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

MOTION: Lodge/Thompson

Assigned Resolution No. 003-17

Approved the project, making the Coastal Development Permit findings (SBMC §28.44.150) outlined in the Staff Report, dated February 2, 2017, subject to the revised Conditions of Approval distributed at the hearing, with revisions as outlined in the prior motion.

This motion carried by the following vote:

Ayes: 4 Noes: 3 (Higgins, Jordan, Schwartz) Abstain: 0 Absent: 0

Chair Higgins announced the ten calendar day appeal period.

IV. **APPEAL OF APPLICATION COMPLETENESS: APPEAL WITHDRAWN BY APPLICANT**

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

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

VI. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 5:05 P.M.

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
 - a. Commissioner Jordan reported on the Staff Hearing Officer meeting of February 1, 2017.
2. Other Committee and Liaison Reports
 - a. Commissioner Lodge reported on the Historic Landmarks Commission meetings of January 25 and February 8, 2017.
 - b. Commissioner Wiscomb reported on the Parks and Recreation Commission meeting of January 25, 2017.

- c. Commissioner Campanella reported on the discussion of story pole requirements at Architectural Board of Review and Historic Landmarks Commission meetings this month.
- d. Chair Higgins reported on the Downtown Parking Committee meeting of February 9, 2017.

VII. ADJOURNMENT

Chair Higgins adjourned the meeting at 5:13 P.M.

Submitted by,



Jennifer Sanchez, Commission Secretary