



City of Santa Barbara

PLANNING COMMISSION

AGENDA

MAY 3, 2018

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

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

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Krystal M. Vaughn, Commission Secretary

NOTICES

A. TUESDAY, MAY 1, 2018 SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

2507 MESA SCHOOL LANE

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

ARROYO BURRO CREEK

Contact: Megan E. Arciniega, Associate Planner
MArciniega@SantaBarbaraCA.gov
(805) 564-5470, ext. 7587

The Planning Commission will visit the project sites scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Contact the Case Planner for additional information.

**Denotes story poles will be up during the site visit.*

B. THURSDAY, MAY 3, 2018 LUNCH MEETING

12:00 NOON

De La Guerra Plaza
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City staff to discuss the following:

1. Sustainability Presentation
Contact: Matt Fore, Senior Assistant to the City Administrator
Email: MFore@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 5302
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

PLEASE BE ADVISED

PUBLIC HEARING PROCEDURE: This agenda is subject to change. Applicants and interested parties should plan to arrive at 1:00 p.m. For longer agendas, meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

The order of presentation after the Chair introduces an item is as follows: 1. Staff Presentation (15 minutes)*; 2. Applicant Presentation (15 minutes)*; 3. Public Hearing*; 4. Additional response by Applicant/Staff (5 minutes each)*; 5. Commission questions and comments; 6. Commission consideration of Findings and Conditions of Approval; and 7. Motion, discussion of motion, decision, and vote by the Commission. **Time may be extended or limited by the Chair.*

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. After receiving recognition from the Chair, approach the podium and speak into the microphone. State your name and purpose for appearing. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

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. 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 for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at 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**II. PRELIMINARY MATTERS**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. April 5, 2018 Minutes
 2. PC Resolution No. 008-18
118 N. Milpas Street
- D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

III. **NEW ITEMS**

A. **APPLICATION OF ROBERT AND MADELINE TOWERY, PROPERTY OWNERS, 2507 MESA SCHOOL LANE, APN 041-311-002, E-3/S-D-3 (ONE FAMILY RESIDENCE/COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: RESIDENTIAL – 5 UNITS PER ACRE (MST2017-00550)**

The proposed project involves the addition of 810 square feet of habitable floor area and a new attached 400 square foot garage to an existing one-story, 1,014 square foot single-family residence, resulting in a 2,223 square foot, one-story single-family residence on the 6,319 square foot lot. The project would also address violations identified in ZIR2015-00604, specifically through demolition of the unpermitted carport and storage at the rear of the house, demolition of the storage shed attached to the front of the house, reduction of the front fence to 42 inches in height, and removal of unpermitted laundry hookups and water heater. The project also includes removal of several trees located in the front setback.

The proposed addition would reduce the amount of code compliant open yard area provided on site and requires a modification. An existing koi pond with waterfall is located in the required interior setback at the rear of the house and is proposed to remain, requiring a modification.

The discretionary applications required for this project are:

1. An Open Yard Modification to allow less than the required 1,250 square feet of open yard area with minimum dimensions of twenty feet (SBMC §28.92.110, §28.15.060.C);
2. An Interior Setback Modification to allow the existing unpermitted pond to encroach into the required six-foot interior setback (SBMC §28.92.110 and §28.15.060.B.5); and
3. A Coastal Development Permit (CDP2017-00008) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 and 15305.

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

Phone: (805) 564-5470, ext. 4552

B. APPLICATION OF CITY CREEKS DIVISION FOR CREEK RESTORATION AT ARROYO BURRO CREEK, LOCATED AT 1425 AND 601 LAS POSITAS ROAD, APN 047-010-064, -009, -065, AND 047-061-026, PARKS AND RECREATION (PR), VERONICA SPRINGS SPECIFIC PLAN (SP-9), AND COASTAL (SD-3) ZONES, GENERAL PLAN DESIGNATION (NORTH PORTION) LOW-DENSITY RESIDENTIAL AND PARKS/OPEN SPACE AND LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION (SOUTH PORTION) OPEN SPACE AND RESIDENTIAL (MST2017-00733)

The project would restore 1,400 linear feet of the creek that is degraded, eroded, and populated with non-native plant species. Man-made debris such as metal and concrete would be removed from the creek bed. New floodplain terraces would be created through the grading of 13,000 cubic yards of soil, of which 12,600 cubic yards would be exported and the remainder would be used on site. The project would potentially impact 54 arroyo willows, 2 western sycamores, and 9 eucalyptus trees. The arroyo willows and western sycamores will be preserved or relocated where feasible. The nine eucalyptus in proximity to the creek are proposed to be removed as part of this project to make way for large stature native trees like western sycamores and cottonwoods. The creek site would be re-vegetated with approximately 7,500 native plants including 550 trees. Three acres of native riparian floodplain habitat would be created as well as an acre of native planting within an adjacent oak woodland. After restoration work, creek banks would be stabilized with 100% bio-degradable erosion control materials including coconut fiber blankets and straw wattles. Wood rail fencing would be placed along the restoration area in appropriate places for visitor viewing. Two small interpretive signs would be placed on site. New water service would be required for temporary irrigation (2-5 years) to the re-vegetated areas. No new structures are proposed. Public access through the site would be maintained during the duration of the restoration project.

Project activities would take approximately five months to complete and would be implemented in the dry season (July-December). The portions of the project involving heavy equipment and grading are anticipated to take three months to complete. The landscape portion of the project is estimated to take two months to complete (November-December). The project design includes measures to address potential environmental impacts. Project funding will come from Measure B and matching grant funds from the Department of Fish and Wildlife and California Coastal Conservancy.

The discretionary applications required for this project are:

4. Coastal Development Permit (CDP2017-00013) to allow the proposed development in the Appealable/Non-Appealable Jurisdictions of the City's Coastal Zone (SBMC § 28.44.060); and
5. Design Review Approval by the Architectural Board of Review (SBMC § 22.68).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines §15333, Class 33-Small Habitat Restoration Projects; §15301(i), Class 1-Existing Facilities; and §15307, Class 7-Actions by Regulatory Agencies for Protection of Natural Resources.

Contact: Megan E. Arciniega, Associate Planner
Email: MArciniega@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 7587

C. APPLICATION OF TONY TOMASELLO, RRM DESIGN GROUP, AGENT FOR WESTMONT COLLEGE (MST2018-00139)

Planning Commission Public Hearing: The purpose of the meeting is to initiate an amendment to the Westmont College Specific Plan (SP5-WC), specifically SBMC §30.110.040.B (Affordability Requirements for Residential Units), to give Westmont College more flexibility in administering its Housing Program. SP5-WC is the zoning for properties located at 802-1141 Westmont Road. Staff is requesting Planning Commission input on the proposal and initiation of the amendment if deemed appropriate.

The Environmental Analyst has determined that the project is statutorily exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15262.

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IV. ADMINISTRATIVE AGENDA

- A. Committee and Liaison Reports.
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports

V. ADJOURNMENT