



# City of Santa Barbara

## PLANNING COMMISSION

### AGENDA

### MAY 17, 2018

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

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#### NOTICES

**A. TUESDAY, MAY 15, 2018**  
**SITE VISITS**

**7:45 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot

**1409 AND 1413 SHORLINE DRIVE**

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

**CABRILLO BRIDGE AND LOS PATOS ROUNDABOUT**

Contact: Stephanie Diaz, Contract Planner  
[SDiaz@SantaBarbaraCA.gov](mailto:SDiaz@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4562

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.

**B. THURSDAY, MAY 17, 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. Annual Mission Canyon Housing Update  
Contact: Rosie Dyste, Project Planner  
Email: [RDyste@SantaBarbaraCA.gov](mailto:RDyste@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 4599
2. Chair Wiscomb Debrief of Planning Commissioner's Conference.
3. 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](mailto: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](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).

**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](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**

## **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. May 3, 2018 Minutes
  2. PC Resolution No. 009-18  
2507 Mesa School Lane
  3. PC Resolution No. 010-18  
Arroyo Burrow Creek Restoration Project
  4. PC Resolution No. 011-18  
Westmont College Specific Plan Amendment Initiation
- 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 TRISH ALLEN, SEPPS, AGENT FOR SUNNY AND JONATHAN BARACH, 1409 AND 1413 SHORELINE DRIVE, APN 045-185-018, & -17, E-3/SD-3 ONE-FAMILY RESIDENCE/ COASTAL OVERLAY ZONES, GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: RESIDENTIAL, 5 DWELLING UNITS PER ACRE (MST2016-00117)**

The proposed project consists of improvements to an existing 3,972 square foot, single-family residence on a 33,540 square foot bluff top/ flag lot at 1409 Shoreline Drive. The improvements consist of the replacement of the existing driveway pavers with new pavers; replacement of the concrete driveway with permeable pavers; replacement of the existing vehicle gate; new trash enclosure; new outdoor shower; new six foot high fence along the eastern property line; removal of the existing concrete flatwork, wood deck, and trellis at the southern elevation of the residence and the installation of a new wood deck and trellis; new outdoor gathering spaces with gravel, low lighting, and flagstone pavers; new 42" high wood security fence; removal of the concrete slab foundation at the edge of the cliff; and the installation of water-wise plantings. Four onsite trees (one Brazilian Pepper, two Eucalyptus, one dead Palm) would be removed. The grading for the project consists of 85 cubic yards of cut. The proposed project also includes the removal of the unpermitted wood deck and small concrete path and viewing platform, as well as the installation of new landscaping in order to abate violations identified in the Zoning Information Report (ZIR2014-00299). The only work proposed on the 1413 Shoreline Drive property is the removal of a Canary Island Date Palm and Queen Palm.

The discretionary application required for this project is a Coastal Development Permit (CDP2018-00009) 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 Section 15301 (Existing Facilities) and Section 15304 (Minor Alterations to Land).

Contact: Kathleen Kennedy, Associate Planner

Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

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

**B. APPLICATION OF CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT AND SANTA BARBARA COUNTY ASSOCIATION OF GOVERNMENTS FOR PUBLIC IMPROVEMENTS IN THE CITY RIGHT-OF-WAY, IN THE 1700 BLOCK OF EAST CABRILLO BOULEVARD IN THE APPEALABLE AND NON-APPEALABLE JURISDICTIONS OF THE COASTAL ZONE (MST2017-00526)**

The project site is located in the City of Santa Barbara on East Cabrillo Boulevard, between the Cabrillo Boulevard/Highway U.S. 101 interchange and the intersection of Cabrillo Boulevard and Los Patos Way. The area is surrounded by commercial development, the Bird Refuge open space, Santa Barbara Cemetery, and residential development. The terrain of the roadway is relatively level, sloping slightly north to south toward the ocean. The portion of Cabrillo Boulevard included in the Project is a two-lane road that serves as access to U.S. 101, Coast Village Road and commercial development along Cabrillo Boulevard and Los Patos Way. Thirty-two existing trees would be removed including ten palm street trees. All trees would be replaced in the project area, including 10 new palm street trees.

The proposed project involves four main features:

- Replacement of the Union Pacific Railroad Bridge (UPRR) at the intersection of Cabrillo Boulevard and U.S. 101 to provide a wider opening for bicycle and pedestrian facilities;
- A new multi-use path for pedestrians and bicyclists along the east side of Cabrillo Boulevard and under the widened Union Pacific Railroad Bridge;
- Bicycle lanes and sidewalks along the 1700 Block of East Cabrillo Boulevard; and
- Construction of a roadway roundabout at East Cabrillo Boulevard/Los Patos Way/Channel Drive intersection.

Construction time is expected to last 18-months including 12-months for bridge removal/replacement and 6-months for construction of the roundabout and pedestrian/bicycle improvements. Access on East Cabrillo Boulevard would be maintained, including access to the commercial areas on Los Patos Way and Channel Dive. For one or possibly two periods of 59-hours, East Cabrillo Boulevard and the UPRR tracks would be closed at the bridge. However, Los Patos Way and Channel Drive would remain open. The project includes a rerouting plan during those hours.

The discretionary application required for this project is a Coastal Development Permit (SBMC §28.44.060) for development in the Appealable and Non-appealable jurisdiction of the Coastal Zone. The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) under the following provisions:

CEQA Public Resources Code, Section 21080.13 Railroad Grade Separation, CEQA Public Resources Code, Section 21080.37 Alteration of Existing Roadway, and State CEQA Guidelines Categorical Exemption Section 15301 Existing Facilities Class 1 (C).

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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**