



# City of Santa Barbara

## PLANNING COMMISSION

### AGENDA

### JUNE 21, 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. THURSDAY, JUNE 21, 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. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.
2. Selection of 2 Planning Commission Representatives from the Local Coastal Plan Update Subcommittee for the Sea Level Rise Adaptation Plan Subcommittee. The selection is to be confirmation by full Planning Commission.

Contact: Melissa Hetrick, Project Planner  
Email: [MHetrick@SantaBarbaraCA.gov](mailto:MHetrick@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4556

3. 920 Summit Road – Review of a Substantial Conformance Determination Request for the Montecito Country Club

Contact: Allison DeBusk, Project Planner  
Email: [ADeBusk@SantaBarbaraCA.gov](mailto:ADeBusk@SantaBarbaraCA.gov)

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

### 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. June 7, 2018 Minutes
  2. PC Resolution No. 017-18  
5 Santa Cruz Boulevard
- 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. CONTINUED ITEM CONTINUED FROM MARCH 1, 2018****REVIEW DRAFTS OF THE GENERAL PLAN MAP AMENDMENT AND LOCAL COASTAL PROGRAM (LCP) AMENDMENT INCLUDING THE JUNE 5, 2018 DRAFT COASTAL LAND USE PLAN AND RELATED LCP MATERIALS.**

The Planning Commission will consider for recommendation to the City Council:

1. A Resolution of the Council of the City of Santa Barbara adopting environmental findings pursuant to the California Environmental Quality Act (CEQA) and approving a General Plan Map Amendment (MST2018-00070) to remove land use designations on the adopted General Plan Map in the Coastal Zone and retitle the modified map as “General Plan Map for Inland Areas.
2. A Resolution of the Council of the City of Santa Barbara adopting environmental findings pursuant to the California Environmental Quality Act (CEQA) and approving a LCP Amendment (MST2018-00070) that shall not take effect until it has been certified by the California Coastal Commission to: 1) Repeal the existing LCP Land Use Plan (entitled “Local Coastal Plan”; originally certified by the CCC in 1981 and subsequently amended by the City of Santa Barbara City Council and CCC) in its entirety and approve a new LCP Land Use Plan entitled “Coastal Land Use Plan”; and 2) Repeal the existing LCP Land Use Plan Map and approve a new LCP Land Use Map, which includes various land use designation changes.

Following the Planning Commission recommendation, the General Plan Map Amendment and LCP Amendment will be forwarded to the City Council for adoption, and the LCP Amendment onto the California Coastal Commission for certification.

The Environmental Analyst has determined that the proposed General Plan Map and LCP Amendments are exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3), Public Resources Code Section 21080.9, and CEQA Guidelines Section 15265. While exempt from CEQA, the proposed amendments are within the range of policy options, growth scenarios, environmental impacts, and mitigation measures studied in the certified Final Program EIR and Addenda for the 2011 General Plan and associated 2011 General Plan Map Amendments.

Contact: Renee Brooke, City Planner

Contact: Debra Andalaro, Principal Planner

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

Phone: (805) 564-5470

**ADMINISTRATIVE AGENDA**

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

**IV. ADJOURNMENT**