



Chair John Jostes
Commissioner Bruce Bartlett
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz

Vice Chair Sheila Lodge
Commissioner Charmaine Jacobs
Commissioner Stella Larson

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, NOVEMBER 3, 2011
1:00 P.M.**

NOTICES:

- A. TUESDAY, NOVEMBER 1, 2011 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
404 William Moffet Place*

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**** Site visit held. ****

- B. THURSDAY, NOVEMBER 3, 2011 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
Human Resources Annex, Anacapa Street driveway

The Planning Commission met informally with City Staff to discuss the following:

1. 1258 San Miguel Avenue – *Tandem Parking*
Case Planner: Stacy Wilson, Associate Transportation Planner
Email: SWilson@SantaBarbaraCA.gov Phone: 805-564-5572

**** Discussion held. ****

2. California Environmental Quality Act (CEQA) Update: Greenhouse Gases Case Planner: Melissa Hetrick, Project Planner/Environmental Analyst
Email: MHetrick@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4467

**** Discussion held. ****

3. 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. ****

C. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.

D. The scope of a project may be modified under further review. 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, please contact the Case Planer as listed in the project description. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

E. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.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 located at 630 Garden St., during normal business hours.

I. ROLL CALL

**** Roll Call taken.**

Commissioner Jacobs arrived at 1:01 P.M.**

II. PRELIMINARY MATTERS:

A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda

1. Draft Minutes of October 6, 2011
2. Resolution 020-11
457 N. Hope Avenue
3. Resolution 021-11

125 State Street

4. Draft Minutes of October 13, 2011
5. Resolution 022-11
1550 and 1600 W. Mountain Drive

**** Approved Minutes and Resolutions as corrected.**

Bartlett/Lodge Vote: 7/0

Abstain: as noted.

Commissioner Jacobs abstained from

the Minutes and Resolutions of October 6, 2011.

**Commissioners Jacobs and Larson abstained from
the Minutes and Resolutions of October 13, 2011.**

Absent: 0**

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

**** No Requests were made. ****

- C. Announcements and appeals.

**** Announcements were made. ****

- D. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

**** No one wished to speak. ****

III. CONCEPT REVIEW: CONTINUED FROM SEPTEMBER 22, 2011.

ACTUAL TIME: 1:12 P.M.

**APPLICATION OF ROGER RONDEPIERRE, ATLANTIC AVIATION,
404 WILLIAM MOFFETT PLACE, 073-045-003, A-F, S-D-3, AIRPORT
FACILITIES AND COASTAL OVERLAY ZONES, GENERAL PLAN
DESIGNATION: MAJOR PUBLIC AND INSTITUTION (MST2011-00270,
CDP2011-00008)**

This is a concept review. No action will be taken on the project at this hearing. The project consists of the installation of three 2,820 square foot prefabricated hangars on existing paved aircraft parking ramp at Atlantic Aviation's leasehold on Santa Barbara Airport property. The project would replace five aircraft tie-down spaces with three general aviation T-hangars (small airplane hangars shaped like a capital "T"). These hangars would be owned by Atlantic Aviation and leased to airplane owners who want a

secure, enclosed space for their airplane. The new hangars will replace three older T-hangars that were removed as part of construction of the new Airline Terminal.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00008) to allow construction of three prefabricated T-hangars in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303(c).

Case Planner: Andrew Bermond, Assistant Planner
Email: ABermond@SantaBarbaraCA.gov

Phone: 805-692-6032

**** Review held. ****

IV. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:46 P.M.

APPLICATION OF LISA PLOWMAN, PEIKERT GROUP ARCHITECTS (AGENT) FOR HILLSIDE HOUSE, 1235 VERONICA SPRINGS ROAD, APN 047-010-039, DR4.6 (SANTA BARBARA COUNTY) ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL 4.6 UNITS/ACRE (COUNTY) (MST2003-00793)

This is a hearing to take comments on the Draft Environmental Impact Report. No action will be taken on the project at this hearing. The proposed project consists of the annexation the 23.7-acre project site to the City of Santa Barbara, the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and the phased development of 120 new residential units in 33 buildings. With the conversion of the Harmony House to a triplex, there would be a total of 121 residential units. The buildings would be two to three stories tall, and include one- and two-car garages. Two non-residential buildings are included: a three-car garage and a 6,700-square foot administration building for Hillside House clients. The proposed residential units include 70 market-rate condominiums, 12 very-low income rental units (Hillside House units), 11 inclusionary ownership units, and 28 low-income rental units. Hillside House would continue to operate its intermediate care assisted living in the 12 units. The project includes restoration of the portion of Arroyo Burro Creek within the boundaries of the project site, located along the south-west property line. A total of 222 covered and uncovered parking spaces would be provided on site.

As part of the annexation to the City of Santa Barbara the entire lot would receive a General Plan designation of Residential (5 units/acre) and a Zoning Map Amendment to SP-9 (Specific Plan). Two development restricted areas are proposed on the project site, which would be recorded as part of the final tract map. The first restricted area would encompass the entire segment of Arroyo Burro Creek, located within the project site boundaries, and include an area of approximately 100 feet on either side of the creek for

its entire length on the project site. The second restricted area would encompass the hillside on the north-east side of the project site.

The project would include a 36-foot wide public road that would be located along the south-western side of the lot. On the project site, near the intersection of the proposed public road and Veronica Springs Road, there would be a turnout for a Metropolitan Transit District (MTD) bus stop. Offsite, a 20-foot wide emergency access road that is within the City's 60-foot wide public right-of-way easement would be improved. The emergency access road crosses four privately owned parcels and would serve as a pedestrian and bike path through to Palermo Road. A new 42-inch storm water pipe line would be trenched under the Veronica Springs Road right-of-way and terminate at an existing headwall in Arroyo Burro Creek, located approximately 420 feet south of the project site on the west side of Veronica Springs Road..

ENVIRONMENTAL HEARING: The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Environmental Impact Report (EIR) for the Hillside House project located at 1235 Veronica Springs Road, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. The public review period began on Tuesday, September 27, 2011. **Comments on the Draft EIR must be received by Monday, November 14, 2011 at 4:30.** If you do not submit written comments at the hearing, please send your comments to: City of Santa Barbara, Planning Division, Attn: Peter Lawson, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990 or by email to: PLawson@SantaBarbaraCA.gov on or before November 14, 2011 at 4:30.

Case Planner: Peter Lawson,
Email: PLawson@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 456

**** Hearing held. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:48 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given ****

2. Other Committee and Liaison Reports

**** Reports given ****

VI. ADJOURNMENT:

**** Meeting adjourned at 4:53 P.M. ****