



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

Vice Chair Sheila Lodge  
Commissioner Charmaine Jacobs  
Commissioner Stella Larson

**PLANNING COMMISSION  
FINISHED AGENDA**

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

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NOTICES:

- A. TUESDAY, NOVEMBER 29, 2011 **7:45 A.M.**  
**SITE VISIT** 630 GARDEN STREET  
Community Development Parking Lot  
1100, 1201 and 1335 Shoreline Drive (Shoreline Park)  
Lower Sycamore Creek and Punta Gorda Bridge  
1722 State Street \*

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. \*Denotes story poles were up during the site visit.

**\*\* Site visits held. \*\***

- B. THURSDAY, DECEMBER 1, 2011 **12:00 NOON**  
**LUNCH** DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss 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/](http://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](http://www.santabarbaraca.gov) and then clicking *Online Meetings*.
- A. 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.
- B. 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](http://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 Jordan was absent.\*\***

**II. PRELIMINARY MATTERS:**

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

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

- B. Announcements and appeals.

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

- C. 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. NEW ITEMS:**

**ACTUAL TIME: 1:01 P.M.**

**A. APPLICATION OF JILL ZACHARY, ASSISTANT PARKS AND RECREATION DIRECTOR, AGENT FOR THE CITY OF SANTA BARBARA, 1100, 1201 AND 1335 SHORELINE DRIVE (SHORELINE PARK), 045-240-004, P-R/S-D-3, PARKS AND RECREATION AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: NEIGHBORHOOD PARK (MST2009-00495)**

The proposed Shoreline Park Safety Improvement Project involves 1) Sidewalk and fencing replacement around the landslide area; 2) Fencing replacement and repair in some other areas of the park where fencing is in disrepair; 3) New fencing installation to restrict access at MacGillivray Point; 4) Bluff-top revegetation at the landslide; 5) Relocation of two park benches from MacGillivray Point to an area near the landslide; 6) Lighting replacement; and, 7) Informational sign replacement. The discretionary application required for this project is a Coastal Development Permit (CDP20011-00012) to allow the proposed development 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 Act Guidelines Section 15302, Replacement or Reconstruction

Case Planner: Jan Hubbell, Parks Project Planner  
Email: JHubbell@SantaBarbaraCA.gov

Phone: 805-564-5440

**\*\* Approved Coastal Development Permit.**

**Larson/Schwartz Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Jordan)**

**Resolution No. 024-11. \*\***

**ACTUAL TIME: 2:08 P.M.**

**B. APPLICATION OF HOCHHAUSER BLATTER, ARCHITECT FOR 1722 STATE STREET INVESTORS, LLC PROPERTY OWNER, 1722 STATE STREET, APN 027-102-021, C-2/R-1 ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/OFFICES (MST2011-00189)**

The project consists of the conversion of an existing two-story, 7,200 square foot bank building to a new medical office and surgery center and the construction of a 5,233 square foot, two-story addition on a 28,875 square foot parcel in the El Pueblo Viejo District. The proposal includes a tentative subdivision map to create up to eight commercial condominiums. The parking lot will be reconfigured to

provide 52 parking spaces, including two accessible spaces and associated landscape improvements.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create up to eight commercial condominium units (SBMC 27.07 and 27.13);
2. A Development Plan to allow the construction of 5,233 square feet of nonresidential development (SBMC §28.87.300);
3. A Conditional Use Permit to allow the parking area for non-residential uses in a residential zone (SBMC §28.94.030.I); and
4. A Transfer of Existing Development Rights per SBMC§28.95.020 for receiving and sending sites to allow non-residential development in excess of 2,000 square feet of new floor area.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 New Construction or Conversion of Small Structures.

Case Planner: Kelly Brodison, Assistant Planner  
Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5440

**\*\* Approved with added conditions.**

**Jacobs/Larson Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Jordan)**

**Resolution No. 025-11. \*\***

#### **IV. ENVIRONMENTAL HEARINGS:**

**ACTUAL TIME: 3:07 P.M.**

**APPLICATION OF CITY OF SANTA BARBARA, PUBLIC WORKS DEPARTMENT, LOWER SYCAMORE CREEK AND PUNTA GORDA STREET BRIDGE, ROW-001-603, R-3/R-4 (LIMITED MULTIPLE-FAMILY/ HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONES, GENERAL PLAN DESIGNATION: OPEN SPACE/ STREAM (MST2009-00374)**

The Lower Sycamore Creek Channel Widening and Punta Gorda Street Bridge Replacement Project is comprised of two phases. The Phase 1 component includes channel improvements beginning five feet north of the Highway 101 right-of-way and extending approximately 150 feet upstream toward Punta Gorda Street. The Phase 2 component includes channel improvements beginning at the northerly end of Phase 1 and extending 195 feet upstream to a point approximately 75 feet upstream of the Punta Gorda Street Bridge. Phase 2 includes the replacement of the Punta Gorda Street Bridge. A creek restoration plan is incorporated into both phases.

The purpose of the environmental hearing was to receive comments from the Planning Commission, interested agencies and the public on the Draft Initial Study and Mitigated Negative Declaration, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. Written comments will be accepted through December 8, 2011.

**No formal action on the development proposal or environmental document took place at this hearing.**

Case Planner: Kathleen Kennedy, Associate Planner  
Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

Phone: 805-564-5470, ext. 4560

**\*\* Hearing held. \*\***

**V. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 3:35 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 3:43 P.M. \*\***