



Chair Mike Jordan
Commissioner Bruce Bartlett
Commissioner Sheila Lodge
Commissioner Addison Thompson

Vice Chair Deborah L. Schwartz - *Absent*
Commissioner John Campanella
Commissioner June Pujo

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, DECEMBER 19, 2013
1:00 P.M.**

NOTICES:

- A. TUESDAY, DECEMBER 17, 2013 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
520 E. Yanonali Street (El Estero Wastewater Treatment Plant)

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, DECEMBER 19, 2013 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. 401 E. Yanonali Street (Proposed fueling station in OM-1 Zone)
Contact: Allison De Busk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov
Phone: (805) 564-5470, ext. 4552.

**** Discussion held. ****

2. Final Measure E Report
Contact: John Ledbetter, Principal Planner
Email: JLedbetter@SantaBarbaraCA.gov
Phone: (805) 564-5470, ext. 2569.

**** 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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.SantaBarbaraCA.gov/PCVideos.
- 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 Schwartz was absent.**

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 December 5, 2013

2. PC Resolution 014-13
1222 Shoreline Drive
3. Draft Minutes of Special Joint City/County Planning Commission Hearing
November 21, 2013
4. PC Resolution 017-13
Recommendations to City Council on Mission Canyon Community Plan

**** Approved Minutes of December 5, 2013 with corrections.**

Lodge/Bartlett Vote: 5/0

Abstain: 1 (Jordan)

Absent: 1 (Schwartz)

Approved Resolution 014-13.

Pujo/Lodge Vote: 5/0

Abstain: 1 (Jordan)

Absent: 1 (Schwartz)

Approved Minutes of November 21, 2013.

Pujo/Bartlett Vote: 6/0

Abstain: 0

Absent: 1 (Schwartz)

Approved Resolution 017-13.

Bartlett/Pujo Vote: 6/0

Abstain: 0

Absent: 1 (Schwartz) **

- 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. NEW ITEM:

ACTUAL TIME: 1:13 P.M.

APPLICATION OF THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, 520 E. YANONALI ST., APN 017-113-016 & 017-113-019, OM-1/OCEAN-ORIENTED MANUFACTURING AND S-D-3/COASTAL OVERLAY ZONES, LOCAL COASTAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2013-00388)

The project consists of the replacement of the existing Tertiary Filtration Plant for the production of recycled water at the El Estero Wastewater Treatment Plant. The existing tertiary filtration plant and related facilities encompass approximately 10,000 square feet of area. The project will demolish the existing 2,200 square foot granular media filter complex, and ancillary equipment, then construct a new 5,300 square foot complex, including a 2,900 square foot canopy. Construction and installation of replacement facilities will occur within the current tertiary filtration plant operations footprint. The new tertiary system will utilize microfiltration / ultrafiltration technology. The project will also include upgrades to chemical containment areas, the electrical system and the reclaimed water chlorine contact basin. The discretionary application required for this project is:

1. A Coastal Development Permit (CDP2013-00010) to allow the proposed project 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(c) (Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity).

Case Planner: Steven Greer, Project Planner
Email: SGreer@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4558.

**** Approved Coastal Development Permit with added conditions.
Pujo/Lodge Vote: 6/0
Abstain: 0
Absent: 1 (Schwartz)
Resolution No. 018-13. ****

I. DISCUSSION ITEM: CONTINUED FROM DECEMBER 12, 2013

ACTUAL TIME: 3:04 P.M.

AVERAGE UNIT SIZE DENSITY INCENTIVE PROGRAM

Staff will continue discussing with the Planning Commission the three process review options presented December 12, 2013, for rental projects developed under the Average Unit Size Density Incentive Program. The Planning Commission will forward a recommendation to the City Council.

Case Planner: Bettie Weiss, City Planner
Email: BWeiss@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5509.

**** Discussion held.
Recommendations made to City Council. ****

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 5:27 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** None. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

V. **ADJOURNMENT:**

**** Meeting adjourned at 5:29 P.M. ****