



**Chair Deborah L. Schwartz
Commissioner Bruce Bartlett
Commissioner Mike Jordan
Commissioner June Pujo**

**Vice Chair Addison Thompson
Commissioner John Campanella
Commissioner Sheila Lodge**

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JULY 10, 2014
1:00 P.M.**

NOTICES:

- A. TUESDAY, JULY 8, 2014 **7:45 A.M.**
SITE VISIT
630 GARDEN STREET
Community Development Parking Lot
3435 Marina Drive*
2981 Cliff Drive (Arroyo Burro Beach)
121 E. Mason Street & 121 Santa Barbara 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, JULY 10, 2014 **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. Tea Fire Rebuild Update
Contact: Jaime Limon, Senior Planner
Email: JLimon@SantaBarbaraCA.gov
Phone: (805) 564-5470, ext. 5461.

**** Discussion held. ****

1. 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 next business day 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. All present.****

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 June 5, 2014
2. Reso No. 014-14
2559 Puesta del Sol

**** Continue to July 17, 2014.**

Thompson/Lodge Vote: 7/0

Abstain: 0

Absent: 0 **

3. Draft Minutes of June 12, 2014
4. Reso No. 015-14
Recommendation to City Council on Emergency Shelter Ordinance

**** Approved with corrections.
Thompson/Lodge Vote: 7/0
Abstain: 0
Absent: 0****

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

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

- C. Announcements and appeals.

**** No 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 ITEMS:

ACTUAL TIME: 1:06 P.M.

- A. **APPLICATION OF PAUL ZINK, ARCHITECT FOR CHARLES RUDD, 3435 MARINA DRIVE, APN 047-022-005, A-1/SD-3 (ONE FAMILY RESIDENCE AND COASTAL OVERLAY) ZONES, GENERAL PLAN/LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE; (MST2013-00281)**

The project consists of the construction of a new three-story single family residence totaling approximately 5,964 square feet, plus 680 square feet of attached garage/storage area, on a vacant 48,787 net square foot lot. The residence consists of a 1,580 square foot basement, a 3,709 square foot main floor and a 675 square foot upper floor. Also proposed are associated improvements including, but not limited to, site walls and gates, a new septic system, removal of an existing concrete drainage ditch and replacement with a natural swale, a swimming pool with associated pool equipment, outside fireplace, patios and decks, and landscaping. The project would include approximately 1,081 cubic yards (cy) of cut and 575 cy of fill; after recompaction it is anticipated that there would be approximately 12 cy of export.

The discretionary application required for this project is a Coastal Development Permit (CDP2014-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Allison DeBusk, Project Planner
Email: ADebusk@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4552

**** Continued Indefinitely to Single Family Design Board
with Commission's comments.
Lodge/Bartlett Vote: 7/0
Abstain: 0
Absent: 0 ****

ACTUAL TIME: 3:23 P.M.

B. APPLICATION OF COUNTY OF SANTA BARBARA, 2981 CLIFF DRIVE, APN 047-092-013, P-R/ SD-3 (PARK AND RECREATION AND COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: PARKS/OPEN SPACE, LOCAL COASTAL PLAN DESIGNATION: RECREATION/OPEN SPACE (MST2013-00445)

The project consists of a new 664 square foot (net)/ 786 square foot (gross) restroom facility at Arroyo Burro Beach County Park, a 7.17 acre regional beach/park located at 2981 Cliff Drive. The existing 325 square foot men's restroom attached to the restaurant would be converted to storage. The existing 336 square foot detached women's bathroom would be converted to another use such as storage or other beach visitor supporting functions (e.g., paddle board, kayak, or beach chair rentals). The existing 201 square foot storage structure would be removed and replaced with new bicycle racks. The existing delivery aisle would be relocated and one vehicular parking space would be removed. The project would include approximately 60 cubic yards of cut and 35 cubic yards of fill.

The discretionary application required for this project is a Coastal Development Permit (CDP2013-00009) 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 15303 (New Construction or Conversion of Small Structures).

Case Planner: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4560

**** Approved with revised finding.
Jordan/Thompson Vote: 7/0
Abstain: 0
Absent: 0
Resolution No. 016-14. ****

IV. CONCEPT REVIEW:

ACTUAL TIME: 4:07 P.M.

APPLICATION OF MESA LANE PARTNERS, APPLICANT FOR SOMO SB, LLC, 121 E. MASON STREET; APNS 033-084-001, -004, -005, -006, & -007; OCEAN-ORIENTED COMMERCIAL (OC) AND COASTAL OVERLAY (SD-3) ZONES; LOCAL COASTAL PLAN DESIGNATION: OCEAN-ORIENTED COMMERCIAL (MST2014-00115)

The City received a request from the applicant for a concept review of a proposed mixed-use project on a 1.75 acre site in the Funk Zone, consisting of partial demolition of existing structures, and construction of a residential and commercial building complex with 64 residential apartments (including ten units affordable to low-income households) with an average unit size of 905 square feet; approximately 28,359 square feet of building area dedicated to restaurant, commercial recreational, and ocean-oriented commercial uses; approximately 12,154 square feet of building area dedicated to arts-related industrial/manufacturing uses, and approximately 10,000 square feet of building area providing 30-40 hotel rooms. The proposed project includes four-story buildings and a maximum building height of approximately 55 feet.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the applicant and staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for future project design changes.

Case Planner: Daniel Gullett, Project Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550

**** Review held. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 7:40 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

3. Report from the Chair

**** Report given. ****

VI. ADJOURNMENT

**** Meeting adjourned at 7:45 P.M. ****