



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

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

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, JULY 17, 2014  
1:00 P.M.**

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**NOTICES:**

- A. TUESDAY, JULY 15, 2014 **7:45 A.M.**  
**SITE VISIT** 630 GARDEN STREET  
Community Development Parking Lot  
500 Niños Drive\*

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 visit held. \*\***

- B. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/ProgramGuide](http://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](http://www.SantaBarbaraCA.gov/PCVideos).
- C. 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.

- D. 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. Commissioners Jordan and Lodge were absent.\*\***

**II. PRELIMINARY MATTERS:**

- A. Action on the review of the following Minutes and Resolutions: **Continued from July 10, 2014**

1. Draft Minutes of June 5, 2014

**\*\* Approved as corrected.  
Bartlett/Pujo Vote: 4/0  
Abstain: 1 (Thompson)  
Absent: 2 (Jordan, Lodge)**

2. Resolution No. 013-14  
351, 361 & 371 South Hitchcock way and 350 & 360 South Hope Avenue

3. Resolution No, 014-15  
2559 Puesta del Sol

**Approved.  
Bartlett/Pujo Vote: 4/0  
Abstain: 1 (Thompson)  
Absent: 2 (Jordan, Lodge)\*\***

- 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 ITEM:**

**ACTUAL TIME: 1:04 P.M.**

**APPLICATION OF CAMERON CAREY, AGENT FOR SANTA BARBARA ZOOLOGICAL GARDENS (TENANT); 500 NIÑOS DRIVE, (APN 017-382-002); PR/SD-3 PARK AND RECREATION, AND COASTAL OVERLAY ZONES; LOCAL COASTAL PLAN DESIGNATION: OPEN SPACE/REGIONAL PARK, (MST2013-00465)**

The project consists of a new 1,300 square foot giraffe barn at the Santa Barbara Zoo. The structural steel and plaster enclosure will be 24'-8" tall with two sliding entry doors and sliding panels at the top of two walls for ventilation. The structure will be heated with gas-powered space heaters and illuminated by low impact security lighting. No grading will be required and the existing concrete pad adjacent to the existing giraffe barn will be reused in its current location. The project also includes an approximately 8,000 square foot bio-infiltration/filtration system to address on-site storm water management.

The discretionary application required for this project is a Coastal Development Permit (CDP2014-00007) 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).

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4531

**\*\* Approved Coastal Development Permit with added conditions.**

**Pujo/Bartlett Vote: 5/0**

**Abstain: 0**

**Absent: 2 (Jordan, Lodge)**

**Resolution No. 017-14. \*\***

**IV. CONTINUED ITEM: Continued from May 22, 2014**

**ACTUAL TIME: 1:52 P.M.**

**APPLICATION OF BILL McREYNOLDS FOR CITY VENTURES URBAN LAND LLC, 240 W. ALAMAR AVENUE, APN 051-283-001, R-3 (LIMITED MULTIPLE FAMILY RESIDENCE) & SD-2 (SPECIAL DISTRICT) ZONES, GENERAL PLAN DESIGNATION: MED/HIGH DENSITY RESIDENTIAL (15-27 UNITS/ACRE) (MST2013-00022)**

The project consists of the demolition of a single-family residence and detached garage, and construction of a two- and three-story 7,410 square foot condominium building containing four price-restricted, three-bedroom units affordable to moderate income

households. Two parking spaces would be provided per unit; two-car garages for three units and a one-car garage and one uncovered parking space for the back unit. The property area is 14,808 square feet and includes a reach of Mission Creek.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the building to encroach into the 20-foot front setback (SBMC §28.45.008 & §28.92.110); and
2. A Tentative Subdivision Map for a one-lot subdivision to create four residential condominium units (SBMC Chapters 27.07 and 27.13).

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

Case Planner: Dan Gullett, Project Planner

Email: DGullett@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4550

**\*\* Approved Tentative Subdivision Map and Front Setback Modification.  
Thompson/Campanella Vote: 3/2 (Bartlett, Pujo)  
Abstain: 0  
Absent: 2 (Jordan, Lodge)  
Resolution No. 018-14. \*\***

**V. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 3:02 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**\*\* None given. \*\***

2. Other Committee and Liaison Reports

**\*\* Reports given. \*\***

3. Report from the Chair

**\*\* Report given. \*\***

**VI. ADJOURNMENT**

**\*\* Meeting adjourned at 3:14 P.M. \*\***