



**Chair Deborah L. Schwartz
Commissioner John Campanella
Commissioner Mike Jordan
Commissioner June Pujo**

**Vice-Chair Addison Thompson
Commissioner Jay D. Higgins
Commissioner Sheila Lodge**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JANUARY 8, 2015
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. **TUESDAY, JANUARY 6, 2015** **7:45 A.M.**
SITE VISIT Depart 630 Garden Street
Community Development Parking Lot
2559 Puesta del Sol (Santa Barbara Museum of Natural History)

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information.

- B. **THURSDAY, JANUARY 8, 2015** **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. Review and appointment of the 2015 Primary and Alternate Planning Commission Liaisons to City Boards and Commissions.

Staff Contact: Renee Brooke, Senior Planner

Email: RBrooke@SantaBarbaraCA.gov

Phone: 805-564- 5564

2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

- C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on www.SantaBarbaraCA.gov/CityTVProgamGuide for a rebroadcast schedule. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at <http://www.SantaBarbaraCA.gov/PCVideos>.
- D. **AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.
- E. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- F. The scope of a project may be modified as it proceeds through the planning process. 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 Planner 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.
- G. **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

II. PRELIMINARY MATTERS:

- A. Nominations and election of Chair and Vice-Chair.
- B. Action on the review of the following Minutes and Resolutions:
 - 1. Draft Minutes of Special Joint City/County Planning Commission Hearing December 10, 2014
 - 2. PC Resolution 030-14
Recommendations to City Council on Mission Park to Mission Canyon Multimodal Improvements Plan
 - 3. Draft Minutes of December 18, 2014
 - 4. PC Resolution 031-14
302 Coleman Avenue

- C. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- D. Announcements and appeals.
- E. 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.]

III. RECOMMENDATION TO CITY COUNCIL:

BATH STREET POCKET PARK

The purpose of the hearing is for the Planning Commission to consider recommending to City Council designation of the Bath Street Pocket Park as a neighborhood park, as defined in Santa Barbara Municipal Code Section 28.37.030, upon transfer of the properties that comprise the park from the Successor Agency to the Redevelopment Agency to the City.

Contact: Jill Zachary, Assistant Parks and Recreation Director
Email: JZachary@SantaBarbaraCA.gov

Phone: (805) 564-5437

IV. NEW ITEM:

APPLICATION OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES FOR THE SANTA BARBARA MUSEUM OF NATURAL HISTORY, 2559 PUESTA DEL SOL, APNS 023-271-003 & -004; 023-250-039, -056, -066 & -068, COUNTY ZONING: 20-R-1 (SINGLE FAMILY RESIDENTIAL, 20,000 SF MIN. LOT SIZE), CITY ZONING: E-1 (ONE FAMILY RESIDENCE), COUNTY GENERAL PLAN DESIGNATION: RES 1.8 (RESIDENTIAL, 1.8 DWELLING UNITS/ACRE) CITY GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. DENSITY 3 DWELLING UNITS/ACRE) (MST2014-00116)

The proposed Master Plan for the Santa Barbara Museum of Natural History (Museum) anticipates the following improvements over the next 10-15 years: improved pedestrian accessibility and Americans with Disabilities Act (ADA) improvements; renovations to the Marine/Paleontology/Geology Exhibit Hall and restrooms resulting in a net decrease of 194 square feet; replacement of the butterfly exhibit; rehabilitation of Gould Hall; conversion of the 475 square-foot MacVeagh Cottage from residential use to educational non-residential use; relocation of trash and recycling; new fencing; new screening wall along the northeasterly portion of the parking lot; as-built improvements and enhancements to existing outdoor activity areas; native habitat restoration; landscape improvements, including removal of approximately 2,800 square feet of existing asphalt; mechanical equipment upgrades; and interior repairs to existing buildings. The Master Plan results in a net increase in accessible Museum parking spaces (from 6 to 7), a net loss of Museum parking spaces overall (from 156 to 155), and an addition of four bicycle spaces (from 18 to 22).

The proposal includes Annexation of three Museum-owned parcels to the City: APNs 023-250-039; -066; and -068, totaling approximately five acres (hereinafter referred to as the Western Parcels). Existing development on the Western Parcels includes a single family residence. The Museum proposes to maintain the existing uses of the Western Parcels which consist of the use of the single family residence, passive recreation, and

Museum educational activities. New improvements in the largely undeveloped Western Parcels include an enhanced bioswale with an associated boardwalk and overlook, and restoration of the woodland area including replacement of non-native plants with native plants.

In addition to Annexation of the three Museum-owned parcels, staff requests that the Planning Commission recommend annexation of two additional privately-owned parcels, adjacent to the Museum property, located at 609 Mission Canyon Road (APNs 023-271-005 and -006) and the Mission Canyon Road right-of-way between the current City boundary up to and including the intersection of Mission Canyon Road and Puesta del Sol. Staff recommends a General Plan Designation of Low Density Residential (Maximum Density: Three Dwelling Units per Acre) and a Zoning Designation of E-1 (One-Family Residence Zone) for all parcels considered for annexation.

Actions requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council and the Local Agency Formation Commission (LAFCO):

- A. Reorganization of the properties known as APNs 023-250-039; -066; and -068, and APNs 023-271-005 and -006, and a portion of the Mission Canyon Road right-of way including Annexation to the City of Santa Barbara and Detachment from the Santa Barbara County Fire Protection District, County Service Area 12, and the Mission Canyon Lighting District.
- B. A General Plan Amendment to designate the properties to be annexed as Low Density Residential (Maximum Density: Three Dwelling Units per Acre) upon annexation.
- C. A Zoning Map Amendment to zone the properties to be annexed as E-1 (One-Family Residence Zone) upon annexation.

Actions by the Planning Commission:

- D. A Conditional Use Permit Amendment to allow for the proposed changes to the Museum (SBMC §28.94.030).
- E. A Parking Modification to provide less than the required number of onsite parking spaces (SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures), 15305 (Minor Alterations in Land Use Limitations), 15307 (Actions by Regulatory Agencies for Protection of Natural Resources), and 15319 (Annexations of Existing Facilities and Lots or Exempt Facilities).

Case Planner: Dan Gullett, Project Planner
Email: DGullett@SantaBarbaraCA.gov

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

V. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports
3. Report from the Chair

B. Approval of 2015 Primary and Alternate Liaisons to City Boards and Commissions made in B.1. of this Agenda

VI. ADJOURNMENT

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chair, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chair introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chair.

APPEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office.

Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564-5470.

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