

**III. REQUEST FOR RECONSIDERATION:**

**ACTUAL TIME: 1:06 P.M.**

**RECUSALS:** To avoid any actual or perceived conflict of interest, the following Commissioners) recused themselves from hearing this item:

Commissioner Schwartz recused herself due to a California Fair Political Practices (FPPC) regulation regarding campaign contributions.

Commissioner Bartlett recused himself from hearing this item due to his architectural firm's involvement with the project.

Commissioners Bartlett and Schwartz left the dais at 1:06 P.M.

This project was approved by the Planning Commission with revised findings and conditions on March 15, 2012, on a 4/0 vote. Danny Kato prefaced the request by stating that an appeal letter had been received by City Council, but that the Applicant requested that reconsideration be given by the Planning Commission before moving forward in the appeal process.

Subsequently, Staff contacted the motion-maker and relayed the Applicant's request. Commissioner Thompson requested that the action be reconsidered.

**APPLICATION OF KEVIN DUMAIN ARCHITECT FOR JANDA PARTNERS LP,  
1085 COAST VILLAGE RD, APN 009-281-003, C-1 LIMITED COMMERCIAL/SD-  
3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION:  
COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2010-00026)**

The project consists of alterations to an existing 2,317 sf automobile service station including: demolishing of 344 sf of retail floor area; constructing of a 607 sf addition of retail floor area; constructing of a 1,667 sf covered car wash; installing of two pay point kiosks; constructing of a 135 sf equipment enclosure; revising driveway entrances to improve pedestrian circulation; converting of an existing exploratory well to a non-potable production well; relocating the existing propane tank; constructing a shade trellis for car wash detailing operations; restriping parking for a total of 10 parking spaces on site; and remodeling the interior of the service station including the removal of service bays to be used as a mini-market. An existing Jacaranda tree will be relocated to allow and existing curb cut to be widened.

The discretionary applications required for this project are:

1. Design Review by the Architectural Board of Review of additions and alteration to a non-residential development (SBMC §22.68.040(A));
2. A Modification to provide less than the 18 required parking spaces (SBMC §28.92.110.1);

3. A Modification to allow two pay point kiosks to be located within the required 10 foot front setback. (SBMC §28.92.110.1);
4. A Conditional Use Permit for the conversion of an existing automobile service station to automobile service station with mini-market (SBMC § 28.94.030.V.);
5. A Conditional Use Permit for the car wash in the C-1 Zone District (SBMC § 28.94.030.Q.); and
6. A Coastal Development Permit for development including an automobile service station with mini-market and car wash and a new well in the 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.

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**MOTION: Thompson/Campanella**

Reconsider the motion made at the March 15, 2012.

Commissioner Larson remained firm on her request for inclusion of the mute button on the Pumpflicks, if feasible.

This motion carried by the following vote:

Ayes: 2 Noes: 2 (Larson, Lodge) Abstain: 1(Jordan) Absent: 2 (Bartlett, Schwartz)