



**Chair Charmaine Jacobs
Commissioner Bruce Bartlett
Commissioner Stella Larson
Commissioner Harwood A. White, Jr.**

**Vice-Chair George C. Myers
Commissioner John Jostes
Commissioner Addison S. Thompson**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, MARCH 1, 2007
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. **TUESDAY, FEBRUARY 27, 2007** **7:45 A.M.**
SITE VISITS 630 GARDEN STREET
Community Development Parking Lot
1014 Garden Street
1722 State Street

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. Call 564-5470 for additional information.

- B. **THURSDAY, MARCH 1, 2007** **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. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
2. Review and consideration of the following Planning Commission Resolutions and Minutes:
 - a. Draft Minutes of January 18, 2007

- b. Resolution 004-07
La Vista del Oceano Roadway
 - c. Resolution 005-07
1776 Eucalyptus Hill Road
 - d. Resolution 006-07
606 Calle Granada
- C. This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.
- D. **AMERICAN WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- 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 City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m., Monday through Friday.
- G. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov. Please note that online Staff Reports may not include some exhibits.

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. 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. NEW ITEMS:

A. APPLICATION OF JAN HOCHHAUSER, ARCHITECT FOR 1722 STATE STREET INVESTORS, LLC, PROPERTY OWNER, 1722 STATE STREET, APN: 027-102-021, C-2 COMMERCIAL ZONE AND R-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE AND OFFICES (MST2005-00455)

The project involves the construction of a 56,615 square foot three-story building that would provide both residential and commercial uses. The project would provide 12 residential condominium units (23,606 total square feet), and 9,100 square feet of commercial condominium space. Parking for the residential units and commercial uses would be provided in a 23,909 square foot below-grade parking area. The project proposes to provide 22 parking spaces for the residential uses and 33 spaces for the commercial uses, for a total of 55 spaces. Access to the underground parking garage would be provided by a single driveway located on State Street.

Ten (10) of the proposed residential units would be market rate units, and two would be inclusionary middle-income affordable units. Eight (8) of the market rate units would have two-bedrooms and would range between 1,771 and 2,349 square feet in size. Two (2) of the market rate units would have three bedrooms and would range between 1,988 and 2,680 square feet in area. Of the two affordable units, one would have two bedrooms (976 square feet) and the other would have three bedrooms (1,179 square feet).

A variety of commercial uses could be located in the proposed project, including a mix of specialty retail, general office and medical-dental office space.

The existing 7,500 square foot commercial building and parking lot would be demolished as part of the project.

The discretionary applications required for this project are:

1. A Zoning Map Amendment to change the zoning from R-1, One Family Residential, to R-3, Limited Multi-Family Residence Zone (SBMC §28.92.080.B);
2. A Modification to allow 55 parking spaces instead of the Santa Barbara Municipal Code required 63 spaces (SBMC §28.90.100.G & I and §28.92.110.A.1);
3. A Modification of the minimum lot area required to allow for 9 two-bedroom units and 3 three-bedroom units on a 28,875 square foot lot instead of the required 29,280 square feet of lot area in order to accommodate two inclusionary (bonus density) housing units (SBMC §28.21.080.G and §28.92.110.A.2);
4. A Development Plan to allow Minor and Small Additions for the construction of a 1,600 square foot increase of nonresidential development (SBMC §28.87.300);

5. A Tentative Subdivision Map for a one-lot subdivision to create twelve (12) residential condominium units and 15,576 square feet of commercial condominium space (SBMC §27.07 and 27.13); and
6. A Conditional Use Permit to allow nonresidential parking in a residential zone (SBMC §28.94.030 H).

The Planning Commission will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Allison De Busk, Associate Planner
Email: adebusk@SantaBarbaraCA.gov

B. **APPLICATION OF EVERETT WOODY, ARCHITECT FOR JEFF & JULIE FRIEDMAN FAMILY TRUST, PROPERTY OWNER, 1014 GARDEN STREET, 029-221-026, R-3/ C-2 MULTIPLE FAMILY RESIDENCE AND COMMERCIAL ZONES, GENERAL PLAN DESIGNATION: OFFICES AND RESIDENTIAL, 12 UNITS PER ACRE (MST2007-00018)**

The proposed project involves a proposal for a change in zone from R-3/C-2 to C-2, and a setback modification, both intended to abate two existing zoning violations. A recently permitted two-unit residential condominium project currently under construction does not meet the Solar Ordinance in the R-3 portion of the lot. A zone change to C-2 will abate this violation. The building was also permitted with an architectural column located up to the interior property line and within the interior yard setback. This encroachment was not previously recognized or approved as a modification to the interior yard. The discretionary applications required for this project are:

1. Initiation of a Rezone and Recommendation by the Planning Commission to City Council to change a parcel zoned R-3/C-2 to C-2 (SBMC, §28.92.020); and
2. Modification to allow a building encroachment within an interior yard setback (SBMC §28.21.060 and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301, Existing Facilities, and 15305, Minor Alterations in Land Use Limitations.

Case Planner: Chelsey Swanson, Assistant Planner
Email: cswanson@SantaBarbaraCA.gov

IV. DISCUSSION ITEMS:

PLANNING COMMISSION/STAFF HEARING OFFICER STANDARD CONDITIONS OF APPROVAL ANNUAL REVIEW / CONSTRUCTION RELATED CONDITIONS WORKSHOP. Rescheduled from February 15, 2007

Staff's annual review of proposed changes to the Planning Commission/Staff Hearing Officer Standard Conditions of Approval Menu, including discussion on construction related conditions. Proposed revisions to the Conditions of Approval are intended to provide a more efficient and concise document. A discussion will be held with the Planning Commission.

Case Planner: Jan Hubbell, Senior Planner
Email: jhubbell@SantaBarbaraCA.gov

V. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.
- C. Action on the review and consideration of the items listed in I.B.2. of this Agenda.

VIII. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

NOTE: State legislation requires persons who contributed \$250 or more to appointed members of boards or commissions within the past twelve (12) months to so inform the Chairman prior to speaking.

The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, 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 Chairman 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 testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Commission time to adequately consider the information. The preferred submittal time for written statements is Monday at noon for the Thursday meeting. Written statements submitted at the meeting are limited to two (2) pages and ten (10) copies are required.

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 Chairman.

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 Phone 564-5470.

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