



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
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, APRIL 5, 2007
1:00 P.M.**

I. NOTICES:

A. TUESDAY, APRIL 3, 2007
SITE VISIT

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
1114 N. Milpas 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.

**** Site visit held. ****

B. THURSDAY, APRIL 5, 2007
LUNCH

12:15 P.M.
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.

**** Update given. ****

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 Drive Roadway
 - c. Resolution 005-07
1776 Eucalyptus Hill Road
 - d. Resolution 006-07
606 Calle Granada
 - e. Draft Minutes of February 8, 2007
 - f. Resolution 007-07
1533 W. Valerio Street
 - g. Resolution 008-07
Solar Energy Ordinance
 - h. Draft Minutes of February 15, 2007
 - i. Resolution 009-07
2540 Selrose Lane
 - j. Draft Minutes of March 1, 2007
 - k. Resolution 010-07
1014 Garden Street

**** Reviewed and considered. ****

- 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. **AMERICANS 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. The Planning Commission 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 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 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., City Clerk's Office, Central Library 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.

**** Item III. 2108 Los Canoas road
was continued to April 19, 2007****

- B. Announcements and appeals.

**** Announcements were made. ****

- 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.]

****Public comment was made.****

III. **CONSENT ITEM:**

**APPLICATION OF DAN AND LORNA MCGILVRAY, OWNERS,
2108 LAS CANOAS ROAD, 021-030-031, A-1/ SINGLE -FAMILY RESIDENCE,
GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE
(MST2005-00456) CONTINUED TO APRIL 19, 2007**

The project consists of a proposal for a new 2,192 square foot one-story single-family dwelling and a 611 square foot detached garage with a second-floor 478 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District. Grading of the site involves 490 cubic yards of cut and 505 cubic yards of fill outside of the main building footprint.

The discretionary applications required for this project are:

Neighborhood Preservation Ordinance Findings for grading in excess of 500 cubic yards outside the building footprint (SBMC § 22.68.070).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality guidelines Section 15303, for new construction of small structures.

Case Planner: Jaime Limón, Senior Planner
Email: jlimon@SantaBarbaraCA.gov

**** Continued to April 19, 2007. ****

V. CONTINUED ITEM:

ACTUAL TIME: 1:14 P.M.

APPLICATION OF JAN HOCHHAUSER, ARCHITECT FOR 1722 STATE STREET INVESTORS, LLC, 1722 STATE STREET, APN: 072-102-021, C-2 COMMERCIAL AND R-1 ONE FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE AND OFFICES (MST2005-00455) CONTINUED FROM MARCH 1, 2007

The project consists of demolition of a 7,200 net square foot commercial building and construction of a new mixed use building that includes approximately 8,400 net square feet of commercial condominium space and 10 residential condominium units above an approximately 23,900 square foot subterranean garage. The residential condominiums will include 6 three-bedroom and 4 two-bedroom units ranging in size from approximately 1,650 to 2,650 square feet. One of the proposed two-bedroom units would be affordable to middle-income homebuyers. Parking (55 spaces) would be located in the subterranean garage. Access to the underground parking garage would be provided by a single driveway located along State Street. Grading consists of 8,594 cubic yards cut and 255 cubic yards fill, resulting in 8,339 cubic yards of export.

Nine (9) of the proposed residential units would be market rate units, and one (1) would be an inclusionary affordable unit. Five (5) of the market rate units would have three-bedrooms and would range between approximately 2,300 and 2,550 net square feet in size. Four (4) of the market rate units would have two bedrooms and would range between approximately 2,000 and 2,300 net square feet in area. The affordable unit would have three bedrooms and would be approximately 1,580 net 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 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 57 spaces (SBMC §28.90.100.G & I and §28.92.110.A.1);

3. A Development Plan to allow Minor and Small Additions for the construction of approximately 1,200 square feet of nonresidential development (SBMC §28.87.300);
4. A Tentative Subdivision Map for a one-lot subdivision to create ten (10) residential condominium units and approximately 8,400 square feet of commercial condominium space (SBMC §27.07 and 27.13); and
5. 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 Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Allison De Busk, Project Planner

Email: adebusk@SantaBarbaraCA.gov

**** Adopted the Final Mitigated Negative Declaration and approved the project with amended conditions.**

Thompson/Bartlett Vote: 5/1 (White)

Abstain: 0

Absent: 1 (Jostes)

Resolution No. 015-07. **

IV. CONCEPT ITEM:

ACTUAL TIME: 2:28 P.M.

APPLICATION OF TERI GREEN, GREEN & ASSOCIATES, AGENT FOR WENDY SNYDER, 1114 N. MILPAS STREET, APN 029-202-025, R-3 AND E-1, LIMITED MULTIPLE-FAMILY AND ONE-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2004-00534)

The project consists of a proposal to construct three three-bedroom condominium units with six covered parking spaces on a 9,947 square foot parcel and requires approximately 448 cubic yards (c. y.) of cut and 344 c. y. of fill. A portion of the parcel exceeds 30% slope. The existing 1,543 square foot residence, 230 square foot storage building, and 160 square foot shed would be demolished.

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. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

1. A Zoning Map Amendment to change the zoning from E-1, One-Family Residence, to R-3, Limited Multiple-Family Residence Zone (SBMC§28.92.080.B); and
2. Tentative Subdivision Map for a one-lot subdivision with three condominium units (SBMC§27.07).

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@SantaBarbaraCA.gov
Note: Staff presentation was given by Jan Hubbell, Senior Planner

**** Discussion held. ****

V. DISCUSSION ITEMS:

ACTUAL TIME: 3:38 P.M.

A. JOINT PUBLIC MEETING OF THE PLANNING COMMISSION AND TRANSPORTATION & CIRCULATION COMMITTEE MEETING

PARKING WORKSHOP: TRANSPORTATION AND PARKING POLICY - MAKING THE CONNECTION

This workshop is to open a discussion about how parking influences transportation decisions and behavior. Transportation history in the context of Santa Barbara, parking policy within the Circulation Element and opportunities for implementing present policy will be discussed as well as possible directions for future.

Case Planner: Rob Dayton, Supervising Transportation Planner
Barbara Shelton, Project Planner
Sarah Grant, Planning Technician II
Email: rdayton@SantaBarbaraCA.gov
bshelton@SantaBarbaraCA.gov
sgrant@SantaBarbaraCA.gov

**** Workshop held. ****

ACTUAL TIME: 6:08 P.M.

B. MEASURE E ANNUAL REPORT

Planning Staff will present a bi-annual update for 2006 on Charter Section 1508 (Measure E), including status on the use of square footage in the various categories and residential development.

Case Planner: Adam Nares, Planning Technician II
Email: anares@SantaBarbaraCA.gov

**** Discussion held. ****

VI. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports.

**** Reports given ****

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**** Report deferred to April 12, 2007 ****

C. Action on the review and consideration of the items listed in I.B.2. of this Agenda.

Draft Minutes and Resolutions approved with corrections.

Thompson/Myers Vote: 5/0

**Abstain: Commissioner Larson abstained from
resolutions made on February 8, 2007**

Absent: 2 (Larson, Jostes). **

VI. ADJOURNMENT:

**** Meeting adjourned at 6:25 p.m. ****