



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, AUGUST 16, 2007
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, AUGUST 14, 2007 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
2067 Eucalyptus Hill Road
3885 and 3887 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.

**** Site visits held. ****

- B. THURSDAY, AUGUST 16, 2007 **12:15 P.M.**
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.

**** Update given. ****

2. Review and consideration of the following Planning Commission Resolutions made July 12, 2007:

- a. Resolution 028-07
1400 Rogers Court
- b. Resolution 029-07
00 Cabrillo Boulevard

**** 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 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website 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., City Clerk's Office, Central Library and posted online at www.SantaBarbaraCa.gov/pc 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.

**** No Requests were made. ****

- 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.]

**** James Kahan requested that any project's plans be made available to the public. ****

III. CONSENT ITEM:

ACTUAL TIME: 1:10 P.M.

APPLICATION OF JIM STAPLES, AGENT FOR HAMMETT FAMILY PARTNERSHIP, 2067 EUCALYPTUS HILL ROAD, 013-240-001 AND -003, A-2 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 2 UNITS/ACRE (MST2007-00288)

The project consists of the subdivision of an existing 11.51-acre lot located in large part (9.33 acres) within the County of Santa Barbara's Jurisdiction with the remainder portion (2.18 acres) falling under the City's Jurisdiction. The subdivision will result in two newly created parcels with Parcel 1 resulting in a 5.01-acre lot and Parcel 2, a 6.50-acre lot. Each of the lots will have portions of the lot crossing the jurisdictional boundaries into the City at the southerly end. The proposal outlines development envelopes, located entirely within the County, for the existing and the proposed development for each parcel. Parcel 1 is proposed with two development envelopes and Parcel 2 with one development envelope where the existing house will remain. There is an existing shed, on proposed Parcel 1, which is proposed to be demolished. The City portions of each lot are to remain undeveloped with the exception of the existing driveway. The Montecito Planning Commission reviewed this subdivision and granted its approval contingent on the City of Santa Barbara's review and approval.

The discretionary applications required for this project are:

1. A Modification to allow the creation of a lot without the required 100' feet of street frontage. (SBMC §28.15.080 and §28.92.110.A);
2. A Public Road Waiver (SBMC §22.60.300) to allow the creation of a new lot to be accessed via a private driveway serving more than two lots. (SBMC§ 27.08); and

3. A Tentative Subdivision Map to allow the division of one parcel(s) into two parcels (SBMC 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15315.

Case Planner: Suzanne Johnston, Associate Planner
Email: sjohnston@SantaBarbaraCA.gov

**** Approved with additional conditions.**

White/Jostes Vote: 5/0

Abstain: 0

Absent: 2 (Jacobs, Bartlett)

Resolution No. 031-07. **

IV. NEW ITEM:

ACTUAL TIME: 1:22 P.M.

APPLICATION OF B3 ARCHITECTS, AGENT FOR CLEO M. PURDY AND MICHAEL G. SCHMIDTCHEN, CO-TRUSTEES, 3885 AND 3887 STATE STREET, APN 051-022-012 AND 051-022-033, C-2/SD-2: COMMERCIAL AND UPPER STATE STREET AREA OVERLAY ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2004-00801)

This is a revised project. The project consists of a merger of two parcels and construction of a new mixed-use three-story building with underground parking. The project includes three commercial spaces (6,234 sq. ft. total net), 33 market rate one-bedroom units, one market rate studio unit, nine middle-income and one upper-middle income affordable one-bedroom units and 109 parking spaces (82 underground and 27 surface spaces). The existing 12 room motel and the 22,250 square foot office building 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. Modification of lot area requirements to allow ten (10) bonus density residential condominium units (SBMC§28.21.080.G); and
2. Tentative Subdivision Map for a one-lot subdivision to create forty-four (44) residential condominium units and three (3) commercial condominium units (SBMC§27.07 and 27.13).

Case Planner: Kathleen Kennedy, Assistant Planner
Email: kkennedy@SantaBarbaraCA.gov

**** Concept review held****

V. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports.

**** None given ****

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

**** None given ****

C. Review and consideration of the following Planning Commission Resolutions made July 12, 2007:

c. Resolution 028-07
1400 Rogers Court

d. Resolution 029-07
00 Cabrillo Boulevard

**** Approved resolutions with correction**

Thompson/Larson Vote: 4/0

Abstain: as noted

Commissioner Myers abstained from both Resolutions

Commissioner Jostes abstained from Resolution 029-07

Absent: 2 (Jacobs, Bartlett)**

VI. ADJOURNMENT:

**** Motion to adjourn August 16, 2007 meeting at 2:40 P.M.**

Thompson/Larson Vote: 5/0

Abstain: 0

Absent: 2 (Jacobs, Bartlett) **

**** Meeting adjourned at 2:40 p.m. ****