



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, JANUARY 10, 2008
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, JANUARY 08, 2008 7:45 A.M.
SITE VISIT

630 GARDEN STREET
Community Development Parking Lot
1236 San Andres Street
3455 Marina Drive
3230 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, JANUARY 10, 2008 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. Planning Commission attendance at either the Planners Institute or American Planning Association National Conference – discussion.
Planner: Jan Hubbell, Senior Planner

Email: jhubbell@SantaBarbaraCA.gov

**** Discussion held. ****

2. 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. ****

- 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. Nominations and Election of Chair and Vice Chair.

**** Approved nomination of George C. Myers as Chair
and Stella Larson as Vice Chair.
White/Bartlett Vote: 7/0****

- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**** Requests were made.
Item IV, 3230 State Street, was
continued to February 21, 2008 ****

- C. Announcements and appeals.

**** No Announcements were made. ****

- D. 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.]

**** No one wished to speak. ****

III. NEW ITEM:

ACTUAL TIME: 1:12 P.M.

**APPLICATION OF KIRK GRADIN, ARCHITECT FOR BLANKENSHIP
CONSTRUCTION, 1236 SAN ANDRES STREET, APN 039-151-001, R-3 ZONE
DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2006-
00364)**

The proposed project involves the demolition of two permitted dwellings and one unpermitted dwelling and construction of a four unit condominium building on a 10,000 square foot lot. The proposed building would be approximately 5,783 square feet. Each unit would average between 1,000 s.f. to 1,300 s.f. and each garage would be approximately 400 s.f. The structure would be two stories and approximately twenty-two feet in height. The majority of the habitable space of each of the units would be on the second floor with two car garages located below. Each of the units will include ground floor bedrooms with full bathrooms. A modification is being requested to allow the garages to be located three feet from the northerly lot line instead of the required six foot setback.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision with four condominium units (SBMC §27.07); and
2. A Modification to reduce the western interior yard from six feet to three feet (SBMC §28.90.110.2).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, New Construction of Small Structures, and Section 15315, Minor Land Divisions.

Case Planner: Peter Lawson, Associate Planner
Email: plawson@santabarbaraca.gov

**** Approved with added conditions.**

White/Jacobs Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 01-08. **

IV. STAFF HEARING OFFICER APPEAL:

This Item was continued to February 21, 2008 and will be renoticed.

APPEAL OF TONY FISCHER ON THE APPLICATION OF T-MOBILE FOR THOMAS THOMPSON, 3230 STATE STREET, APN 053-332-030, C-2 COMMERCIAL/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2006-00574)

The 15,000 square foot project site has frontage on both State Street and Calle Alamo. Existing development on site consists of a commercial building. The proposed project involves a new unmanned wireless communication facility. The proposal consists of a panel antenna installation, demolition of an existing storage area, and the construction of a new eight-foot (8') high uncovered block wall equipment enclosure area. The discretionary application required for this project is a Modification to permit the alterations/installations to be located within both twenty-foot (20') front yard setbacks (SBMC §28.45.008). On October 24, 2007, a public hearing was held and the Staff Hearing Officer approved the request as submitted. This is an appeal of that action.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Roxanne Milazzo, Assistant Planner
Email: rmilazzo@SantaBarbaraCA.gov

**** Continued to February 21, 2008. ****

V. NEW ITEM:

ACTUAL TIME: 2:40 P.M.

APPLICATION OF MIKE SILVA, 3455 MARINA DRIVE, 047-022-004, A-1/SD-3 SINGLE -FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2007-00221)

The project consists of the construction of a 6,218 square foot one-story single-family residence including a 469 square foot two-car attached garage and a 256 square foot one-

car attached garage. The project includes a swimming pool, patio, a 27 square foot half-bath structure, septic system, site walls, and landscaping. The lot has street frontage on Marina Drive to the north and Cliff Drive to the south. The vacant lot is reduced from 1.34 to 1.17 acres by a public right-of-way easement along Cliff Drive. The southern portion of the development is located within the Appealable Jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. A Coastal Development Permit to allow the proposed development in the appealable jurisdiction of the Coastal Zone (SBMC § 28.44.050).
2. Single Family Design Board approval.

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

Case Planner: Tony Boughman, Planning Technician

Email: toughman@santabarbaraca.gov

**** Continued to March 6, 2008 for re-design.**

Jostes/Thompson Vote: 7/0

Abstain: 0

Absent: 0**

VI. DISCUSSION ITEM:

ACTUAL TIME: 6:00 P.M.

CLIMATE CHANGE AND SUSTAINABILITY, INCLUDING ENERGY CONSERVATION

The Planning Commission will hold a discussion regarding Climate Change, Sustainability and Energy Conservation. The discussion will include background on these issues, what programs the City has in place to manage its facilities and operations in a sustainable way, proposed programs such as the use of conversion technology at Tajiguas Landfill, and how these issues are being incorporated into *Plan Santa Barbara* and individual project review, with special emphasis on the role of the California Environmental Quality Act.

Case Planner: Jan Hubbell, Senior Planner

Email: jhubbell@SantaBarbaraCA.gov

**** Discussion held. ****

VII. 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.

**** None requested. ****

VIII. ADJOURNMENT:

**** Meeting adjourned at 8:41 p.m. ****