



Chair Bruce Bartlett
Commissioner Charmaine Jacobs
Commissioner Stella Larson
Commissioner Deborah L. Schwartz

Vice Chair John Jostes
Commissioner Mike Jordan
Commissioner Sheila Lodge

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MARCH 18, 2010
1:00 P.M.**

NOTICES:

- A. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.
- A. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division Office at (805) 564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- B. 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.
- C. 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 under City Calendar to verify closure dates.

- D. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.SantaBarbaraCA.gov/pc. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

I. **ROLL CALL**

**** Roll Call taken. All present. ****

II. **PRELIMINARY MATTERS:**

- A. Action on the review and consideration of the following Draft Minutes and Resolutions:

1. Draft Minutes of March 4, 2010
2. Resolution 001-10
500 James Fowler Road

**** Approved the Minutes and Resolution of March 4, 2010 with corrections.**

Lodge/Jacobs Vote: 6/0

Abstain: 1 (Jostes)

Absent: 0*

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

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

- C. Announcements and appeals.

**** 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. CONTINUED ITEM:

ACTUAL TIME: 1:06 P.M.

**APPLICATION OF KEITH RIVERA, ARCHITECT FOR POPP LLC
PROPERTY, 825 DE LA VINA STREET, APN, 037-041-0024, C-2
(COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL –
12 UNITS PER ACRE AND COMMERCIAL GENERAL COMMERCE
(MST2007-00400).**

This is a revised project. Changes to the project include elimination of a modification at the rear property line and architectural and landscape changes as requested by the Planning Commission and the Architectural Board of Review. The project consists of a one-lot subdivision to create a mixed-use development with two (2) three-story buildings consisting of seven residential condominium units, three with an attached commercial space, on a 14,750 square foot lot in the C-2 zone. The residential portion of the project would be comprised of four (4) one-bedroom and three (3) two-bedroom units between 700 and 1,700 square feet in size. Three of the units will have a small commercial office space and parking is proposed within seven vertically tandem parking garages. The proposal will result in 7,877 square feet of residential area, 686 square feet of commercial area and 1,890 square feet of garage space for a total of 10,453 square feet. There would also be two (2) uncovered guest spaces and three (3) uncovered commercial spaces. Approximately 200 cubic yards of grading is required.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create seven (7) residential condominiums units with three (3) attached commercial office spaces (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 which provides for in-fill development projects in urban areas.

Case Planner: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov

**** Approved with added conditions.**

Jostes/Jordan Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 002-10. **

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:35 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** None. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

V. ADJOURNMENT:

**** Meeting adjourned at 3:43 P.M. ****