



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

November 10, 2005

### **CALL TO ORDER:**

Chair Jonathan Maguire called the meeting to order at 1:09 p.m.

### **ROLL CALL:**

#### **Present:**

Chair Jonathan Maguire

Vice-Chair John Jostes

Commissioners Stella Larson, Bill Mahan, and Harwood A. White, Jr.

#### **Absent:**

Charmaine Jacobs

George C. Myers

### **STAFF PRESENT:**

Jan Hubbell, Senior Planner

Debra Andaloro, Environmental Analyst

Michael Berman, Environmental Analyst

Renee Brooke, Redevelopment Specialist

Victoria Greene, Project Planner

Trish Allen, Associate Planner

Chelsey Swanson, Assistant Planner

Brenda Beltz, Planning Technician II

Stacey Wilson, Assistant Transportation Planner

N. Scott Vincent, Assistant City Attorney

Deborah J. Bush, Acting Planning Commission Secretary

## **II. PRELIMINARY MATTERS:**

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

None.

B. Announcements and appeals.

Ms. Hubbell announced that the Planning Commission Secretary, Sherryll Bortman, has resigned.

The appeal for 210 Meigs Road has been rescheduled to January 24, 2006. Commissioners Jacobs and White will represent the Commission.

C. Comments from members of the public pertaining to items not on this agenda.

None.

**III. CONSENT ITEMS:**

**ACTUAL TIME: 1:11 P.M.**

**A. APPLICATION OF ISAAC ROMERO, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, INC., AGENT FOR DON ELCONIN (PROPERTY OWNER), 324-326 N. ALISOS STREET, 031-372-029, R-2, TWO-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2005-00081).**

The proposed project involves a request convert four existing detached residential units to four residential condominiums. The unit sizes range from 664 to 1051 square feet with one, three-bedroom unit and three, two-bedroom units; there are two, two-car carports and five uncovered parking spaces on the 17,100 square foot lot. The property is served by a common driveway.

The discretionary applications required for this project are:

1. Tentative Subdivision Map for a one-lot subdivision for the conversion of four (4) residential units into condominium units (SBMC§27.07); and
2. Condominium Conversion Permit to convert four (4) residential units to four (4) condominium units (SBMC§28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (minor land divisions) and Section 15303 (conversion of small structures).

Case Planner: Trish Allen, Associate Planner

Email: [tallen@SantaBarbaraCa.gov](mailto:tallen@SantaBarbaraCa.gov)

Ms. Hubbell requested that the staff report be waived.

**MOTION: Mahan/Jostes**

Waive the Staff Report

This motion was carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jacobs, Myers, White)

Issac Romero, Applicant, gave a brief presentation of the project.

Public comment opened at 1:13 p.m. and seeing no one wished to speak, it was closed.

Commissioner White arrived at 1:18 P.M.

Commissioner Jacobs arrived at 1:22 P.M.

The Commission had the following comments and/or questions:

1. Asked about the concrete paving and questioned if it is permeable.
2. Suggested a ribbon driveway, which would be more appropriate to the bungalow style architecture.
3. Asked if the cobrahead streetlight located across the street could be changed to a more appropriate streetlight for the neighborhood.
4. Asked about pavement configuration of driveway.
5. Stated concern that the new legislation does not make it clear where a pedestrian is to walk.
6. Suggested patterns be included for a more "Paseo" type pedestrian feeling, since designated pathways are not permitted.
7. Stated a meeting was conducted with Staff and Counsel regarding underground utilities, which are listed in the conditions of approval.
8. Suggested the Condo Association not oppose the formation of an assessment district on that block to put utility wires underground and that this be a standard condition.
9. Stated pedestrian access on the site has a large amount of paving.
10. Stated support of the ribbon driveway.

In response to the Commission's questions and comments, Ms. Hubbell explained that the paving is semi-permeable; and the cobrahead streetlight is not in the scope of the project for replacement. Additionally, Ms. Hubbell clarified new State legislation as it affects the project and said that exact condition language is currently being crafted regarding materials and plantings to make driveway areas pedestrian friendly.

Mr. Vincent stated that there were previous conditions as the one proposed for the assessment district; however, the condition was removed intentionally, and to require such a condition would be unfair given that the cost on an assessment district to each property owner would not be known. Mr. Vincent suggested that the discussion be handled within the undergrounding process.

**MOTION: Mahan/Jostes**

**Assigned Resolution No. 069-05**

Approve the project, tentative map, and condominium conversion, making the findings outlined in the Staff Report, with the conditions amended to include a requirement that the ribbon driveway will be installed up to where the first carport begins. After that, there will be permeable paving that will be patterned to have a "pedestrian" feeling, as approved by the Architectural Board of Review.

Mr. Romero addressed the ribbon driveway requirement by sharing concern that Staff has required drainage be rectified over public right-of-way by carrying water under the sidewalk via a new drain. A slot drain has been proposed at the mouth of the driveway, but slot drains tend to clog and the applicant would like to explore an alternative option, such as scoring or concrete staining.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Maguire) Absent: 1 (Myers)

Chair Maguire announced the ten calendar day appeal period.

**ACTUAL TIME: 1:26 P.M.**

**B. APPLICATION OF JEFF SHELTON, ARCHITECT FOR STEVE GOWLER (PROPERTY OWNER), 522 E. SOLA STREET, 029-091-006, R-2, TWO-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2005-00063)**

The project consists of a proposal to convert an existing single-family residence and a new unit currently under construction to two condominium units. The lot is currently developed with a three-bedroom 1,444 square foot residence (Unit 1), which includes a permitted addition and attached two-car garage currently under construction. Newly proposed is the expansion of the addition to Unit 1 by 131 square feet. The second unit (Unit 2) is a two-story two-bedroom 1,560 square foot unit that is also currently under construction. Parking for this unit would be provided within a newly proposed one-car garage and one uncovered space. A Modification was previously granted to allow a portion of Unit 2's second story to encroach into the required open yard area. The discretionary applications required for this project are:

1. Tentative Subdivision Map for a one-lot subdivision for the conversion of two (2) residential units into condominium units (SBMC§27.07); and
2. Condominium Conversion Permit to convert two (2) residential units to two (2) condominium units (SBMC§28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (minor land divisions) and Section 15303 (construction and conversion of small structures).

Case Planner: Chelsey Swanson, Assistant Planner.

Email: [cswanson@santabarbaraca.gov](mailto:cswanson@santabarbaraca.gov)

**MOTION: Mahan/Jostes**

Waive the Staff Report

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Myers)

Jeff Shelton, Architect, did not make a presentation. but stated it was his understanding that the Architectural Board of Review would be reviewing the landscape plan.

Public comment was opened at 1:31 p.m. and, with no one wishing speak, it was closed.

The Commission had the following comments and/or questions:

1. Complimented the applicant on the model provided.
2. Requested more details of how the structures will be "softened" for the Architectural Board of Review.
3. Noted that the model has been used as an example of architectural variety and excellence in the Neighborhood Preservation Ordinance discussions.
4. Requested the Architectural Board of Review look at the back fence and large hedge that encumbers the property.
5. Asked the applicant provide a landscape plan and reduce the rear hedges to provide more light into windows of the rear unit.
6. Was generally in favor of the project.
7. Felt there is not sufficient pedestrian pathways and requested "pedestrian friendliness" be applied to the project.

**MOTION: Mahan/Jacobs**

**Assigned Resolution No. 070-05**

Approval of the condominium development, the condominium conversion, and the tentative map, making the findings outlined in the Staff Report, with the condition that the applicant return to the Architectural Board of Review with a landscape plan showing details of the encroachment of the existing hedges, maintaining the brick ribbon drive and continuing with brick paving patterned in a way to provide a pedestrian friendly design.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Maguire) Absent: 1 (Myers)

Chair Maguire announced the ten calendar day appeal period.

**ACTUAL TIME: 1:35 P.M.**

**C. APPLICATION OF CHRISTOPHER MANSON-HING, ARCHITECT FOR TIMOTHY AND PEGGY ESCOBAR, PROPERTY OWNERS, 233 CORDOVA DRIVE, APN: 045-122-004, E-3/S-D-3 SINGLE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL – 5 UNITS PER ACRE (MST2005-00473; CDP2005-00014).**

The project consists of a 1,210 square foot second-story addition to an existing 2,101 square foot single family residence with an attached two-car garage on an 8,627 square foot lot. The proposal includes remodeling the existing single-story residence. The project is located in the Non-Appealable jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. A Modification to allow encroachment into the required front yard setback in the E-3 Zone (SBMC §28.15.060.1);
2. A Modification to provide less than the required 1,250 square feet of open yard area in the E-3 Zone (SBMC §28.15.060.3);
3. Modifications to allow fences, walls, and hedges within the required front yard setback on Cordova Drive and Via Carisma and on either side of a driveway to exceed 3-½' in height in the E-3 Zone (SBMC §28.87.170); and
4. A Coastal Development Permit to allow the proposed development in the Non-Appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (addition to an existing facility).

Case Planner: Brenda Beltz, Planning Technician II  
Email: bbeltz@santabarbaraca.gov

Ms. Hubbell requested that the Planning Commission waive the Staff Report.

**MOTION: Mahan/Jostes**

Waive the Staff Report

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Meyers)

Christopher Manson-Hing, Architect, gave a brief overview of the project.

A letter was submitted by the following people in support of the project.

Ray O'Brien  
Joey & Elaina Capovilla

Jason & Toni Mochi

John Foster

Ann & Craig Schott

Bob Applegate

Kirk Peacock

Mareva Munier

Elihu Gerirtz

The Commission had the following questions and/or comments:

1. Questioned the project description, which states a 1,210 square foot second story addition to an existing 2, 101 square foot single family residence.
2. Thought the project is compatible and a nice contrast to the development across the street.
3. Felt the project to be an improvement to the neighborhood.

Ms. Beltz clarified that the project is an 842 square foot second story addition and a 368 square foot first floor addition.

**MOTION: White/Mahan**

**Assigned Resolution No. 071-05**

Approve the three modifications and the Coastal Development Permit, making the findings as outlined in the Staff Report, subject to the Conditions of Approval outlined in Staff Report Exhibit A.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Myers)

Chair Maguire announced the ten calendar day appeal period.

Chair Maguire announced he would step down on the following project and left at 1:41 p.m.; returned at 3:38 p.m.

**IV. NEW ITEMS**

**ACTUAL TIME: 1:41 P.M.**

**A. APPLICATION OF GARCIA ARCHITECTS, INC., AGENT FOR SAN PASCUAL COTTAGES, INC., PROPERTY OWNERS, 1822 SAN PASCUAL STREET, APN 043-163-013, R-3 LIMITED MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2004-00546).**

The proposed project involves demolition of an existing single family residence, an unpermitted unit, garage and shed, and the construction of seven new residential condominiums with fifteen covered parking spaces. Units would range in size from 698 to 1,198 square feet. Access would be provided by a driveway off of San Pascual Street.

The discretionary application required for this project is approval of a Tentative Subdivision Map pursuant to 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 15332, which provides for in-fill development projects in urban areas where it is determined that there will be no significant effects.

Case Planner: Victoria Greene, Project Planner

Email: [VGreene@SantaBarbaraCa.gov](mailto:VGreene@SantaBarbaraCa.gov)

Victoria Greene gave a presentation of the project.

Gil Garcia, Architect, gave a history of the project.

Henry Lenny, Architect, gave an overview of the changes made to the project architecture.

John Blankenship, Managing Partner of San Pascual Cottages, gave a brief discussion regarding the project.

Public hearing opened at 2:02 p.m.

The following people spoke in opposition to the project:

Vince Semonsen: incompatible with neighborhood.

Rod Edwards: size and density.

Carolyn Rice: incompatible with neighborhood, precedent setting.

Lynn Kosmechi: traffic.

Char Allen (not present; statement read): size, traffic.

Emalee Vincent: parking.

Tim LaDouce: incompatibility with neighborhood, precedent setting, traffic.

Kay Condron: size, traffic.

Tony Fischer, Attorney representing Carolyn Rice: density.

Shawn Bauman: density.

The following people spoke in support of the project:

Isaac Garrett

Charles Butler

Hazel Blankenship

With no one else wishing to speak, public comment closed at 2:35p.m.

Derrik Eichelberger addressed the resident's landscaping concerns.

The Commission had the following comments and/or questions:

1. Asked to see the area of the easement and the easement line.
2. Asked about the five-foot fencing.
3. Noted the need to find the project consistent with the principles of sound community planning and concerns about parking and mass relative to surrounding buildings. Noted that land values are pushing the number of units.
4. Noted conflict between solar panels and tree shadows
5. Noted improvement in the architectural style, character and scale of the project.
6. Issues have been addressed and variety of development in the area is a good trend.
7. Stated concern with compatibility of the proposed density with the neighborhood with respect to traffic capacity, resources and lack of parks in the neighborhood.
8. Construction plans should specify highest quality materials and landscaping.
9. Questioned potential to put a unit over the carport and expand the open space area or move a building forward.
10. Revised project does a good job of responding to concerns. Would like to see more open space.
11. Concerned about emergency vehicle access due to Mission Street/Highway 101 congestion.
12. Is very pleased with the communication between the neighbors and the developer.
13. Pleased that the fence is considerate to the neighbor and allows for air circulation and some light.
14. Requested a list of the trees.
15. Thought the introduction of the density in the R-3 is successful.
16. Supported adding solar to the roofs.
17. Thought if reduced to six units, it would not create additional open space and stated one less unit is insignificant to the impact to the neighborhood.
18. Thought the project a "clean" project, in terms of the overall fitting into the density and setbacks, height limitations and all parameters.

**MOTION: Mahan/Larson**

**Assigned Resolution No. 072-05**

Approve the Tentative map, Subdivision Map, as revised, making the findings outlined in the Staff Report and subject to the Conditions of Approval amended as follows: 1) The architecture shall use the highest quality decorative wrought iron and heavy Mexican quality all as approved by the Architectural Board of Review. 2) Install solar panels on the flat roofs as is feasible. 3) The trees shall be 24-36 inch box trees. 4) The southeast fence line shall not be greater than six feet, board on board, with approval by the Architectural Board of Review and consultation with the neighbor.

This motion carried by the following vote:

Ayes: 3 Noes: 2 (White/Jacobs) Abstain: 1 (Maguire) Absent: 1 (Myers)

Vice-Chair Jostes announced the ten calendar day appeal period.

The Commission recessed from 3:10 p.m. until 3:38 p.m.

Commissioner Jostes left at 3:10 p.m.

**APPROXIMATE TIME: 3:30 P.M.**

**B. APPLICATION OF JEFF SHELTON (ARCHITECT), AGENT FOR LEON OLSON AND CARLO SARMIENTO (PROPERTY OWNER), 523 - 531 CHAPALA STREET, APNS 037-163-004 AND 037-163-021, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2004-00854).**

The project involves demolition of two existing office buildings on the site and construction of a three-story mixed-use building, containing 2,552 square feet of commercial space and seven residential condominiums, ranging from 1,980 to 3,157 square feet. A 13-space parking garage at the ground level is also proposed. The discretionary applications required for this project are:

1. A Modification to allow the required 10% open space area to be located on the second level of the development (SBMC §28.21.080.6);
2. A Development Plan to allow the construction of 2,552 square feet of nonresidential development (SBMC §28.87.300); and
3. A Tentative Subdivision Map for a one-lot subdivision to create seven residential and two commercial condominium units (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 Guidelines Sections 15304 (Minor Alterations to Land) and 15332 (In-fill Development Projects).

Case Planner: Renee Brooke, Redevelopment Specialist

Email: [rbrooke@SantaBarbaraCa.gov](mailto:rbrooke@SantaBarbaraCa.gov)

Renee Brooke, case planner, gave a brief presentation of the project.

Jeff Shelton, Architect, provided a brief presentation of the project.

Leon Olson, Owner, provided an overview of the project.

Public comment opened at 3:59 p.m.

The following people spoke in opposition to the project:

Susie Thompson: parking.

Kenneth Kahre: views, parking, drainage.

Barbara Primeau: parking.

Wanda Livernois: incompatibility with neighborhood.

Tony Vassallo: parking, drainage.

Robert Livernois: alley maintenance.

Mary Robles: parking.

George Ogle: general opposition.

Public comment closed at 4:19 p.m.

The Commission had the following comments and/or questions:

1. Questioned the Historic Landmarks Commission minutes in relation to Brinkerhoff Avenue and requested clarification.
2. Asked about the number of parking stalls proposed.
3. Questioned the plans for the alley.
4. Asked if applicants get involved in street work.
5. Asked if the Peikert project to the South has come before the Planning Commission, yet.
6. Asked if Public Works ever requests In-Lieu fees for work in the public right-of-way.
7. Questioned if Public Works oversees lighting and drainage.
8. Asked about undergrounding utilities.
9. Stated the building is well articulated, is beautiful inside and out, and expressed appreciation to the Applicant and Developer.
10. Asked if the proposal is at maximum density.
11. Asked if the project is in a Parking Zone of Benefit.
12. Asked if this will be an opportunity for an Assessment District to underground utility poles.
13. Expressed concern with the land use and the use of too much ground for parking instead of underground parking.
14. Thought the living units too large.
15. Thought the plate heights too high.
16. Thought the alley a concern and careful consideration is needed in order to improve the appearance and asked what the project can do to contribute to any improvements.
17. Stated that parking in the area is a problem but, thought the project will provide ample parking.
18. Inquired into the occupancy of one of the living spaces.
19. Was concerned with the size of the units and thought the building could be smaller.
20. Requested clarification and background of the residential parking permit program.
21. Addressed the drainage issue and thought the alley would need grading.
22. Asked how the project relates to the Chapala Street, Streetscape Design Guidelines.
23. Thought the one parking space per unit requirement a positive aspect of the project.
24. Could support the restriction to not allow participation in the parking permit program.
25. Thought the project a positive addition to Chapala Street.
26. Asked if the one parking stall per unit is a minimum requirement.
27. Reminded the Commission that four of the condominiums are custom units.
28. Thought below grade parking a space saving idea but, may not be feasible.
29. Thought the project too tall, concerned with 13'6" plate height on 2<sup>nd</sup> floor.
30. Stated there is no relationship to the scale of the project and Brinkerhoff Avenue.
31. Stated the third floor has a ten foot plate height and suggested the Historic Landmarks Commission consider "softening" the horizontal levels and the floor-to-floor heights.
32. Thought that below grade parking downtown is a positive step in the right direction.
33. Suggested a condition to restrict on-street parking for owners/tenants of the project.

34. Requested a condition to have appropriate lighting on the building itself to light the alley instead of street lights.
35. Could support the 19 parking stalls.
36. Requested the Historic Landmarks Commission review the pedestrian amenities.
37. Thought the project does not provide sufficient designated affordable housing.
38. Is not satisfied with the alley concept and thought the back alley could be a beautiful "European" alley, and the developers could work together to achieve this concept.
39. Asked about the storage units and location of trash enclosures.

In response to the Commission's questions and comments, Ms. Hubbell gave an overview of the Brinkerhoff Avenue Landmark District rules and regulations and the Residential Permit Parking Program.

Commissioner Jacobs left at 4:32p.m.

Loree Cole, Public Works Department, clarified that the alley is a public alley and it would be paved all at once and stated the lighting for the project has not been discussed. Undergrounding of utilities is difficult when there is a transmission line. One of the poles will be undergrounded. The Streets Division will pave the street.

**MOTION: Mahan/Larson**

Approve the project, the Development Plan, Tentative Map, new condominium development, making the findings in the Staff Report with the following additional conditions: 1) All future owners, tenants, residents, and employees of the project shall be prohibited from purchasing residential parking permits. 2) Lighting provided to the alley shall be placed on the building itself. 3) The Historic Landmarks Commission is to study reduced floor heights to mitigate the height of the building as it approaches Brinkerhoff, and pedestrian amenities on Chapala Street consistent with Chapala Street Guidelines.

This motion failed by the following vote:

Ayes: 2 Noes: 2 (White/Maguire) Abstain: 0 Absent: 3 (Jacobs, Jostes, and Myers)

Mr. White voted no because the large size of the units do not meet the intent of R-3 zone.

**Motion Withdrawn.**

**AMENDED MOTION: Mahan/Larson**

Continued indefinitely with the comment that the applicant and Staff are to consider removing 800 square feet of living space or converting 800 square feet and turn into an affordable one-bedroom unit.

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jacobs, Jostes, and Myers)

The Commission recessed from 5:35 p.m. until 5:43 p.m.

**APPROXIMATE TIME: 5:43 P.M.**

**C. APPLICATION OF ANNA BOSIN (ENGINEER), AGENT FOR CITY OF SANTA BARBARA (PROPERTY OWNER), APNS 047-010-009, 049, 047-140-005, AND 047-093-004 ,COUNTY ZONING: 8-R-1 8000 SF LOT MIN., RR-5 ACRE MIN LOT SIZE ZONES, GENERAL PLAN DESIGNATION: COUNTY GENERAL PLAN: RESIDENTIAL 4 DWELLING UNITS PER ACRE, RESIDENTIAL 1 DWELLING UNIT PER ACRE, RECREATION OPEN SPACE (MST2005-00208/CDP2005-00012)**

The proposed project involves annexation of approximately 167.9 Acres of County land including CALTRANS right-of way and the relinquishment of control of portions of State Route 225 from CALTRANS to the City of Santa Barbara. The discretionary applications required for this project are:

1. A Local Coastal Plan Amendment to extend the S-D-3 Coastal Overlay Zone to include portions of property currently within the County Coastal Zone in the City's Coastal Zone (SBMC §28.45.009);
2. A General Plan Land Use Map Amendment to designate APN 047-010-009 and 047-140-005 (6.39 acres total) as Recreation and Open Space/open space/Buffer/Stream; APN 047-010-049 (130.3 acres) Recreation and Open Space/Community Park; APN 047-093-004 (1.56 acres) as Residential, One Dwelling Unit Per Acre/Buffer Stream; a 6.1 acre CALTRANS right-of-way parcel as Residential 4 du/ac/Buffer/Stream; and a 23.5 acre CALTRANS right-of-way parcel as Recreation and Open Space/Community Park/Buffer/Stream;
3. A Zoning Map Amendment to zone APN 047-010-049 and 047-010-009 and CALTRANS right-of-way Park and Recreation (Undeveloped Park)/Coastal Overlay Zone(PR/S-D-3); APN 047-093-004 as Single Family Residence One Acre Minimum Lot Size/Coastal Overlay Zone (A-1/S-D-3), 047-140-005 Park Recreation (Open space)/S-D-3 (PR/S-D-3); and a 6.1 acre CALTRANS right-of-way parcel as Single Family Residence, 15,000 square foot minimum lot size (E-1);
4. Annexation of approximately 167.9 acres to the City of Santa Barbara; and,
5. Relinquishment of control of SR 225 from Castillo Street at Highway 101 to Las Positas Road at Highway 101 from CALTRANS to the City.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section §15319 (a) and (b) Annexation of existing facilities and lots for exempt facilities.

Case Planner: Michael Berman, Project Planner

Email: [mberman@SantaBarbaraCa.gov](mailto:mberman@SantaBarbaraCa.gov)

Michael Berman, Project Planner, gave a brief presentation of the project.

Public comment was opened at 5:48 P.M. and seeing no one wished to speak, it was closed at 5:48 P.M.

The Commission asked how the development potential changes for the Bollag parcel if it is incorporated.

Ms. Hubbell stated the development potential would be for no more than one unit.

**MOTION: White/Mahan**

**Assigned Resolution No. 073-05**

Recommend that City Council accept the relinquishment of State Route 225 and approve the related General Plan, Local Coastal Plan and Zoning Ordinance amendments, making the findings outlined in the Staff Report.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jacobs, Jostes, and Myers)

**V. ADMINISTRATIVE AGENDA**

A. Committee and Liaison Reports.

Commissioner White stated that he received a packet regarding the Staff Hearing Officer (SHO) and requested an update from Jan Hubbell, who stated it is moving forward.

Chair Maquire outlined the Enhanced Transit Sub-Committee recommendations to expand MTD bus service on lines 1, 2, 3, 6 and 11, and various funding options.

B. Review of the decisions of the Modification Hearing Officer in accordance with SBMC §28.92.026.

None were requested.

C. Action on the review and consideration of following the Planning Commission Resolutions and Minutes listed in V.B.C. of this Agenda.

- a. Minutes of July 14, 2005
- b. Resolution No. 050-05
- c. Resolution No. 051-05
- d. Resolution No. 052-05
- e. Resolution No. 053-05
- f. Minutes of July 21, 2005
- g. Resolution No. 054-05
- h. Minutes of August 25, 2005

- i. Resolution No. 058-05
- j. Minutes of September 15, 2005
- k. Resolution No. 059-05
- l. Resolution No. 060-05
- m. Minutes of September 22, 2005

**MOTION: Mahan/White**

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jacobs, Jostes, and Myers)

Maguire abstained from August 25, September 15 and September 22, 2005

Larson abstained from August 25 and September 15, 2005

White abstained from August 25, 2005

Jan Hubbell publicly thanked Deana McMillion and Julie Rodriguez for their hard work on catching up on the minutes and resolutions back log.

**VII. ADJOURNMENT**

Chair Maguire adjourned the meeting at 6:04 p.m.

Submitted by,

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Deana Rae McMillion, Admin/Clerical Supervisor