



Commissioner Bruce Bartlett
Commissioner Carmine Jacobs
Commissioner George C. Myers
Commissioner Harwood A. White, Jr.

Commissioner John Jostes
Commissioner Stella Larson
Commissioner Addison S. Thompson

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, JANUARY 4, 2007
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. **TUESDAY, JANUARY 2, 2007** **7:45 A.M.**
SITE VISITS
630 GARDEN STREET
Community Development Parking Lot
2431 Mesa School Lane
- 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.
- B. 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.
- C. **AMERICAN 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.
- D. This 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.

- E. The scope of a project may be modified as it proceeds through the planning process. 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.
- F. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov. Please note that online Staff Reports may not include some exhibits.

II. **PRELIMINARY MATTERS:**

- A. Nominations and Election of Chair and Vice Chair
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.
- 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.]

III. **CONSENT ITEM:**

APPLICATION OF PETER WALKER HUNT, AIA FOR BOLGER FAMILY TRUST, 2431 MESA SCHOOL LANE, 041-311-005, E-3 SINGLE FAMILY RESIDENTIAL AND SD-3 COASTAL ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL THREE (3) UNITS PER ACRE (MST2006-00295/CDP2006-00008)

The project consists of the proposed demolition of an existing Single-Family Residence (SFR) and the construction of a new 2,789 square foot, two-story SFR including an attached two-car garage on a 10,075 square foot lot located in the Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit (CDP2006-00008) to allow the proposed development in the 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 15302

Case Planner: Suzanne Johnston, Planning Technician
Email: sjohnston@santabarbaraca.gov

IV. CONTINUED ITEM:

APPLICATION OF DIANE NORMAN, 612 ALSTON ROAD, APN 015-171-014, A-2 SINGLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 2 UNITS PER ACRE (MST2005-00184) Continued from December 14, 2006.

The project involves the subdivision of a 88,205 square foot parcel (net) into two parcels totaling 46,695 net square feet (Parcel A) and 42,597 net square feet (Parcel B) in the A-2 Zone. An existing single-family residence would remain on proposed Parcel A and no new development is currently proposed for Parcel B. A modification would be required for Parcel B to have less than the required 100 feet of frontage on a public street. The proposed project was previously reviewed by the Planning Commission on October 5, 2006, and was continued indefinitely. This proposal is similar to the previous proposal, with minor changes to parcel sizes.

The discretionary applications required for this project are:

1. A Modification to allow less than the required street frontage for a newly created lot in the A-2 Zone (SBMC §28.15.080 and §28.92.110.A); and
2. A Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC §27.07).

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).

Case Planner: Chelsey Swanson, Assistant Planner
Email: cswanson@SantaBarbaraCA.gov

V. NEW ITEM:

PROPOSAL TO AMEND SECTIONS OF THE SANTA BARBARA MUNICIPAL CODE INCLUDING TITLE 28 (THE ZONING ORDINANCE) IN ORDER TO IMPLEMENT RECOMMENDED SOLAR ENERGY SYSTEM CHANGES (MST2006-00721)

The City of Santa Barbara is considering Amendments to the Santa Barbara Municipal Code, Titles 22 and 28 of the Zoning Ordinance to address the processing of Solar Energy Systems consistent with State law. Changes would result in:

1. **Increased flexibility in solar energy system placement:** Proposed changes would allow solar panels to be placed on existing legal non-conforming structures within required setbacks without a modification application. The provision would only apply where systems are installed within a certain height above the existing roof structure and the system is generally consistent with the City's Solar Energy System Design Guidelines. This provision can provide flexibility to install solar energy systems in the least visible, highest performing locations on a site. Also, allowing panels to follow the entire portion of a roof can result in a more aesthetically attractive design.

2. **Codified procedures for referral of certain solar energy system projects which propose potentially significant impacts to Design Review, consistent with State laws pertaining to Solar Energy Systems (Government Codes 65850.5, Civil Code Section 714, 801 & 801.5, Revenue and Taxation Code Section 73 and Public Resources Code 25980 - 25986).**

The proposed changes were initially discussed by the Architectural Board of Review on October 23rd, Historic Landmarks Commission on November 1st and City Council on December 5th. The purpose of this hearing is to get Planning Commission feedback on the proposed recommendations before taking them to the Ordinance Committee for adoption.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305, Minor Alterations in Land Use Limitations.

Case Planner: Heather Baker, Project Planner
Email: hbaker@SantaBarbaraCA.gov

VI. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.
- C. Appointment of the 2007 Primary and Alternate Liaisons to City Boards and Commissions. (For reference purposes, the 2006 appointments are listed below.)

Airport Commission

Addison Thompson
Charmaine Jacobs – Alternate

Airline Terminal Design Subcommittee

Bill Mahan (Addison Thompson will represent at expiration of Mahan term)
Charmaine Jacobs

Architectural Board of Review

Stella Larson
Charmaine Jacobs – Alternate

Creeks Restoration & Water Quality Improvement

Program Citizen Advisory Committee (appointment continued)

John Jostes
Harwood A. White, Jr. – Alternate

Downtown Parking Committee

George Myers
Bill Mahan- Alternate

Harbor Commission

Harwood A. White, Jr.
Bill Mahan – Alternate

Highway 101 Improvements Design Subcommittee

Bill Mahan
George Myers
Charmaine Jacobs – Alternate

Historic Landmarks Commission

Bill Mahan
George Myers – Alternate

Housing Policy Steering Committee

John Jostes
Bill Mahan
Charmaine Jacobs – Alternate

Mission Creek Design Subcommittee

Harwood A. White, Jr.
George Myers
John Jostes – Alternate

Park and Recreation Commission

Harwood A. White, Jr.
Charmaine Jacobs - Alternate

Plaza de la Guerra Subcommittee

Bill Mahan
Charmaine Jacobs - Alternate

Process Improvement Liaisons

John Jostes
George Myers

Santa Barbara 2030 Outreach Committee

George Myers
John Jostes – Alternate

Solid Waste Management Advisory Committee

Stella Larson
Charmaine Jacobs – Alternate

Street Lighting Master Plan Subcommittee

Stella Larson
Addison Thompson – Alternate

Staff Hearing Officer/ Modification Liaison

Harwood A. White, Jr.
George Myers - Alternate

Transportation and Circulation Committee

Addison Thompson
George Myers – Alternate

Water Commission

Harwood A. White, Jr.

Addison Thompson – Alternate

Westside Community Group

Stella Larson

George Myers – Alternate

VI. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

NOTE: State legislation requires persons who contributed \$250 or more to appointed members of boards or commissions within the past twelve (12) months to so inform the Chairman prior to speaking.

The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Commission time to adequately consider the information. The preferred submittal time for written statements is Monday at noon for the Thursday meeting. Written statements submitted at the meeting are limited to two (2) pages and ten (10) copies are required.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chairman.

Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at Phone 564-5470.

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