



**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  
AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL - DE LA GUERRA PLAZA  
THURSDAY, FEBRUARY 8, 2007  
1:00 P.M.**

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*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

**I. NOTICES:**

- A. TUESDAY, FEBRUARY 6, 2007  
**SITE VISITS**

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot  
2540 Selrose Lane  
3714-3748 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.

- B. THURSDAY, FEBRUARY 8, 2007  
**LUNCH**

**12:00 NOON**  
DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. Streets Capital Program  
Planner: John Ewasiuk, Principal Civil Engineer  
Email: [jewasiuk@SantaBarbaraCa.gov](mailto:jewasiuk@SantaBarbaraCa.gov)
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

3. Review and consideration of the following Planning Commission Draft Minutes and Resolutions:
  - a. Minutes of November 9, 2006
  - b. Resolution 046-06  
1617 & 1621 Anacapa Street
  - c. Resolution 047-06  
720 & 2030 Los Canoas Road
  - d. Minutes of November 16, 2006
  - e. Resolution 048-06  
1130 N. Milpas Street
  - f. Resolution 049-06  
Setback Ordinance Recommendations to City Council
  - g. Minutes of December 7, 2006
  - h. Resolution 050-06  
501 Niños Drive
  - i. Resolution 051-06  
1929 Cliff Drive
  - j. Minutes of December 14, 2006
  - k. Resolution 052-06  
3443 Sea Ledge Lane
  - l. Minutes of December 21, 2006
  - m. Resolution 053-06  
1443 San Miguel Avenue
  - n. 054-06  
500 Niños Drive
  - o. Resolution 055-06  
1575 La Vista del Oceano
  - p. Resolution 056-06  
RV Zoning Ordinance Recommendations to City Council
  - q. Minutes of January 4, 2007
  - r. Resolution 001-07  
2431 Mesa School Lane
  - s. Resolution 002-07  
612 Alston Road
  - t. Resolution 003-07  
Solar Energy Recommendations to City Council
  - u. Minutes of January 11, 2007

- 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. **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.
- E. 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.
- F. 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.
- G. **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](http://www.SantaBarbaraCa.gov). 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.
- B. Announcements and appeals.
- 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.]

## III. **CONSENT ITEM:**

### **APPLICATION OF RICHARD THORNE, ARCHITECT FOR FRANK AND JERI WASCOE, 2540 SELROSE LANE, 041-311-035, E-3/SD-3 SINGLE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, FIVE UNITS PER ACRE (MST2006-00533)**

The project consists of a proposal to demolish an existing 1,531 square foot single-family residence and 486 square foot garage, and construct a new two-story 3,147 square foot residence with an attached 499 square foot garage and detached 273 square foot accessory building in the Appealable Jurisdiction of the Coastal Zone. Approximately 237 cubic yards of grading is proposed.

The discretionary application required for this project is:

1. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the 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 15303, for new construction of a small structure.

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

#### IV. **NEW ITEMS:**

##### A. **CONCEPT REVIEW:**

**APPLICATION BY AIRPORT DEPARTMENT, CITY OF SANTA BARBARA, 500 JAMES FOWLER ROAD, A-F, S-D-3 ZONE, GENERAL PLAN DESIGNATION: PUBLIC AND INSTITUTIONAL**

Concept review of revised site and floor plan for the Airline Terminal Improvement Project

Case Planner: Laurie Owens, Project Planner  
Email: lowens@SantaBarbaraCA.gov

##### B. **ENVIRONMENTAL IMPACT REPORT SCOPING HEARING:**

**APPLICATION OF BRENT DANIELS, L&P AGENT FOR KELLOGG ASSOCIATES, 3714-3748 STATE STREET, APNs 053-300-023, -031, -032 AND 053-222-010, C-P, R-2, R-3, R-4 AND S-D-2 ZONES, GENERAL PLAN DESIGNATIONS: GENERAL COMMERCE, OFFICE, RESIDENTIAL AND BUFFER (MST2003-00286)**

**Project Description:** The applicant proposes to demolish the existing 113 room Sandman Inn Hotel and all site improvements, and construct a new 112 room hotel and 73 residential condominium units. The hotel and residential development would be on separate parcels. The hotel would measure 44 feet, 6 inches above existing grade and would have three stories above a one-level underground parking garage. The hotel building would be 64,422 square feet, including 18,848 square feet of non-room area (i.e. meeting rooms, corridors, lobby, laundry area, etc.), above a 46,701 square foot parking garage containing 114-parking spaces. The residential condominiums would be two to three stories tall and would be constructed above an underground parking garage containing 164 parking stalls. The residential development would have a maximum height of 31 feet above finished grade. Of the 73 residential condominium units proposed, 22 units would be one-bedroom units, 14 units would be two-bedroom units, and 37 units would be three bedroom units. The applicant proposes to provide 11 of the 73 project units (2 one-bedroom units, 4 two-bedroom units and 5 three-bedroom units) at sales prices targeted to middle-income households earning from 120-160% of median income, pursuant to the City of Santa Barbara's Affordable Housing requirements.

Ingress to and egress from the proposed hotel would be provided via a driveway located off of State Street between the hotel and residences. Ingress to and egress from the residential condominiums would be via a driveway from State Street at the eastern side of the site leading down to the parking garages. Secondary access to the residential units is also provided via the hotel driveway. Access to the Town and Country Apartments, located immediately behind the subject parcels, is currently provided through the hotel site. This access would be permanently closed as part of the proposed project. Access to the Town and Country Apartments would be provided via a new driveway connection off of San Remo Drive. Pedestrian access between the new residential development and the Town and Country Apartments would be provided.

The **City of Santa Barbara** will be the Lead Agency and will prepare an environmental impact report (EIR) to evaluate impacts of the proposed project. The purpose of an EIR is to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. The EIR would identify potentially significant effects, and any feasible means of avoiding or reducing these effects through project redesign, the imposition of mitigation measures, or implementation of alternatives to the project.

Comments on the proposed EIR scope of analysis are invited from public agencies, community interest groups, and individual members of the public. We request the views of public agencies as to the scope and content of environmental information germane to agency statutory responsibilities for the project. Some agencies may need to use the EIR prepared by our agency when considering approvals for the project. Please provide the name of an agency contact persons, if applicable.

**EIR Scope of Analysis:** The proposed EIR scope of analysis would include evaluation of project environmental effects associated with **traffic/circulation, air quality, and visual/aesthetic** impacts. An Initial Study, describing potentially significant transportation impacts as well as less than significant impacts in other issue areas, is available for review at the City Planning Division located at 630 Garden Street, or online at [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov).

Case Planner: Allison De Busk, Associate Planner  
Email: [aдебusk@SantaBarbaraCA.gov](mailto:aдебusk@SantaBarbaraCA.gov)

**V. CONTINUED ITEMS:**

- A. APPLICATION OF JUSTIN VAN MULLEM, ON DESIGN, AGENT FOR LLC FOR JAMES AND PAMELA HALDEMAN, 1533 W. VALERIO STREET, APN: 041-071-031, A-2/R-1 ZONES, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2003-00338) Continued from January 11, 2007**

The proposed project consists of the subdivision of an existing 3.45 acre site into two lots of approximately 1.725 acres each. The lots would take access from West Valerio Street via a shared private driveway that also serves two existing single-family residences. Proposed Parcel 1 would be 75,140 square feet with an

average slope of 29%. A new residence is proposed on this parcel and would be approximately 5,843 square feet, including basement and garages. Proposed Parcel 2 would be 75,142 square feet with an average slope of 31%. This parcel contains the existing residence, which is approximately 5,948 square feet.

The discretionary applications required for this project are:

1. Modifications to allow the two newly created lots to have less than the required 100 feet of frontage on a public street (SBMC §28.15.080);
2. A Modification to permit garage space in excess of 750 square feet in the A-2 zone (SBMC §28.87.160.4);
3. A Tentative Subdivision Map (TSM) to allow the division of one parcel into two lots (SBMC §27.07).
4. A Public Street Frontage Waiver to create a lot that does not front on a public street (SBMC, §22.60.300).
5. Neighborhood Preservation Ordinance Findings to allow grading in excess of 500 cubic yards on a project site located within the Hillside Design District (SBMC §22.68.070).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332, Infill Development.

Case Planner: Allison De Busk, Associate Planner  
Email: adebusk@SantaBarbaraCA.gov

**B. 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)** Continued from January 4, 2007.

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:

**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 Planning Commission initially considered these amendments on January 11, 2007. 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

**VII. 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. Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.3. of this Agenda.

**VIII. ADJOURNMENT:**

# CITY OF SANTA BARBARA PLANNING COMMISSION

## MEETING PROCEDURES

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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.

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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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