



**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 15, 2007  
1:00 P.M.**

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

**I. NOTICES:**

- A. **TUESDAY, FEBRUARY 13, 2007** **7:45 A.M.**  
**SITE VISITS**  
630 GARDEN STREET  
Community Development Parking Lot  
128-138 E. Canon Perdido/  
825-833 Santa Barbara Street  
116 E. Yanonali Street  
1701 La Vista del Oceano

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](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)**  
Continued from February 8, 2007.

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](mailto:cswanson@SantaBarbaraCA.gov)

**IV. STAFF HEARING OFFICER APPEAL:**

**APPEAL OF APPLICATION OF SUZANNE ELLEDGE PERMIT PROCESSING, TIFFANY CAMPBELL, AGENT FOR PUEBLO VIEJO PROPERTIES, 128-138 EAST CANON PERDIDO STREET AND 825-833 SANTA BARBARA STREET, APN: 031-011-004, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES AND MAJOR PUBLIC AND INSTITUTIONAL (MST2003-00243)**

The project consists of alterations to an existing mixed-use complex, consisting of one and two-story buildings, for "as-built" changes including converting the existing 15 residential garages to a laundry room, motorcycle parking, residential storage and commercial square footage which will include alterations to the existing garage doors, a new gate to eliminate vehicle access to the site from Santa Barbara Street and Development Plan approval to allow 1,434 square feet of new non-residential floor area for the conversion of the garages from residential to commercial. The project would result in eliminating the existing residential parking and providing no additional parking for the converted commercial square footage.

The discretionary applications required for this project are:

1. A Modification of the residential parking requirements to allow no parking spaces instead of the required number of parking spaces for the existing residences and of the nonresidential parking requirements to allow no parking spaces instead of the required number of parking spaces for the conversion of the residential garages to nonresidential storage space (SBMC Chapter 28.90);
2. A lot area Modification to allow the conversion of existing garage space to a laundry room on a property that is non-conforming to residential density (SBMC §28.21.080); and
3. Development Plan Approval for 1,434 square feet of new non-residential floor area, converted from existing residential garage space (SBMC §28.87.300).

This project was denied by the Staff Hearing Officer and has been appealed by the property owners to the Planning Commission.

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: JoAnne La Conte, Assistant Planner  
Email: jlaconte@SantaBarbaraCA.gov

**V. CONCEPT REVIEW ITEM:**

**APPLICATION OF CONCEPTUAL MOTION, ARCHITECT/AGENT FOR DBN YANONALI LLC, 116 E. YANONALI STREET, APN: 033-083-018, OC/S-D-3 OCEAN-ORIENTED COMMERCIAL ZONE/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCIAL (MST2006-00231)**

The project proposes demolition of an existing 7,343 square foot commercial building and constructing a 12,783 s.f. (net) mixed use, three story, 42 foot tall building. Six commercial units totaling 4,283 s.f. (net) and six residential dwellings, totaling 8,800 s.f.

(net) are proposed. Four one-bedroom units and two two-bedrooms are proposed. The ground level would consist of commercial usage and a 15 space covered parking area. Additionally, 4 uncovered parking spaces are proposed, for a total of 19 on site parking spaces. The second level would be a mix of commercial and residential use and the top level would include two residential units, each with a roof deck. A Modification to reduce the parking from the required 30 spaces to 19 spaces is requested. Access to the parking area would be provided by a driveway from Gray Avenue.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

1. Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC§28.45.6);
2. Modification to reduce the required number of parking spaces from 30 spaces to 19 spaces (SBMC §28.90.100.G.3); and
3. Tentative Subdivision Map for a one-lot subdivision with six condominium units (SBMC §27.07).

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

## **VI. DISCUSSION ITEM:**

### **PLANNING COMMISSION STANDARD CONDITIONS OF APPROVAL ANNUAL REVIEW / CONSTRUCTION RELATED CONDITIONS WORKSHOP.**

Staff's annual review of proposed changes to the Planning Commission Standard Conditions of Approval Template, including discussion on construction related conditions. Proposed revisions to the Conditions of Approval are intended to provide a more efficient and concise document. A discussion will be held with the Planning Commission.

Case Planner: Jan Hubbell, Senior Planner  
Email: jhubbell@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.

## **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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