



**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**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, MAY 3, 2007
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

A. TUESDAY, MAY 1, 2007
SITE VISITS

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
517 W. Figueroa Street
1936 El Camino de la Luz
495 S. Fairview Avenue

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, MAY 3, 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. 1642 Shoreline Drive – Substantial conformance
Case Planner: Jan Hubbell, Senior Planner
Email: jhubbell@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.

- 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. 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 JIM LECRON ARCHITECT FOR BRUCE AND JANICE HARTOCH TAYLOR, 1936 EL CAMINO DE LA LUZ, 045-100-010, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2004-00727)

The proposed project involves a 976 square foot, first floor addition, a 667 square foot, second floor addition and the expansion of an existing raised porch to an existing 1,079 square foot one-story residence on a raised foundation, and the construction of an attached 474 square foot two-car garage. The project additions include the legalization of the as-built construction including the conversion of the 399 square foot, garage conversion to habitable space, a 240 square foot as-built addition to the rear of converted

garage; and a 105 square foot as-built raised deck and spa. These items were approved under a previous permit, which expired before final inspections were completed. The project will result in a two-story 2,722 square foot, two-story, single-family residence with a 474 square foot, two-car garage on a 14,503 square foot lot. 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: Suzanne Johnston, Assistant Planner
Email: sjohnston@SantaBarbaraCA.gov

IV. DISCUSSION ITEM:

PRESENTATION AND DISCUSSION OF THE PROPOSED PLANNING DIVISION TWO-YEAR FINANCIAL PLAN FOR FISCAL YEARS 2008 - 2009 AND THE RECOMMENDED OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR 2008.

Case Planners: Bettie Weiss, City Planner
Email: bweiss@SantaBarbaraCA.gov

V. NEW ITEMS:

A. APPLICATION OF JEFF SPEARS, AGENT FOR FEDERAL EXPRESS CORP., 495 SOUTH FAIRVIEW AVENUE, 073-045-003, A-F, S-D-3, AIRPORT FACILITIES, AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST 2006-00131, CDP2006-00131)

The proposed project involves a remodel of approximately 22,000 square feet of existing office space and approximately 40,000 square feet of existing aircraft hangar space at the Santa Barbara Airport for a parcel sort facility including van staging, storing, and maintenance by the Federal Express Corporation. The project would be located in Hangar 3 of the Ampersand Building accessed from South Fairview Avenue via Edward Verhelle Road. External work would include the removal of 19 parking spaces and the addition of signage and landscaping features in the parking area. The discretionary application required for this project is a Coastal Development Permit to remodel an aircraft hangar 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 Sections 15301 and 15304.

Case Planner: Andrew Bermond, Assistant Planner
Email: abermond@SantaBarbaraCA.gov

B. **APPLICATION OF MARK WIENKE FOR STEVE JOHNSON, PROPERTY OWNER, 517 W FIGUEROA STREET, APN 039-250-020, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2005-00143)**

The proposed project is for conceptual review and consists of three requests:

- 1) Amend an approved Parcel Map (Resolution No. 009-005) to expand a designated building envelope an additional twenty-three feet to the west and modify conditions related to the building envelope.
- 2) A request to modify the applicable conditions of approval related to the drainage swale by installing a below grade bio filter and developing a portion of the swale instead of replanting with native vegetation.
- 3) A request to clarify the use of a bike path easement that was recorded as part of a condition of approval of the parcel map. As proposed, a 16 foot wide driveway would share a portion of the bike path easement and a dual use driveway/bike path would be created.

The project site is vacant with a drainage swale located on the southern property line and the Old Mission Creek Drainage on the south-eastern property line.

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:

The discretionary applications required for this project are:

1. Map Amendment (SBMC § 27.07.110);
2. Condominium Subdivision (SBMC § 27.13.070)

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

VII. **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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