



**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, MAY 10, 2007  
1:00 P.M.**

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

**I. NOTICES:**

A. TUESDAY, MAY 8, 2007  
**SITE VISITS**

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot  
101 E. Victoria Street  
515 E. Arrellaga Street  
1318 N. Ontare Road

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 10, 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. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
2. Review and consideration of the following Planning Commission Resolutions and Minutes:

- 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. **CONCEPT REVIEW:**

### **APPLICATION OF CEARNAL ANDRULAITIS LLP, ARCHITECT FOR SCHAAR HOMES, 101 E. VICTORIA STREET, APN 029-071-013, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL OFFICE (MST2006-00758)**

The project consists of a proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 square foot commercial building comprised of 50 condominium office units on a 19,725 square foot parcel. A total of forty-five parking spaces would be provided in an underground garage, with eight reserved for the adjacent parcel located at 109 E. Victoria Street.

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. Modification of the parking requirements to allow less than the number of required parking spaces (SBMC§28.90);
2. Tentative Subdivision Map to create a one-lot subdivision for 50 commercial condominium units (SBMC§27.07); and
3. Development Plan approval to allow an estimated 5,759 square feet of additional non-residential development (SBMC§28.87.300).

Case Planner: Kathleen Kennedy, Associate Planner  
Email: [kkennedy@SantaBarbaraCA.gov](mailto:kkennedy@SantaBarbaraCA.gov)

#### IV. NEW ITEM:

**APPLICATION OF SUSAN MCLAUGHLIN, AGENT FOR ANGELO SALVUCCI, 515 E. ARRELLAGA STREET, 027-132-013 , R-3, MULTIPLE RESIDENTIAL UNIT ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2005-00475) Continued to May 17, 2007**

The proposed project involves the conversion of ten existing apartment units to eight residential condominiums. Six two-bedroom units and two three-bedroom units are proposed. Two parking spaces per condominium unit would be provided for a total of sixteen spaces. Ten parking spaces are provided at grade under the residential building and six uncovered parking spaces are provided at the rear of the property.

The discretionary applications required for this project are:

4. A Modification to allow parking in the required rear yard setback (SBMC §28.21.060 and §28.92.110);
5. A Tentative Subdivision Map for a one-lot subdivision to create eight residential condominium units (SBMC 27.07 and 27.13); and
6. A Condominium Conversion Permit to convert ten existing residential units to eight 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 Guidelines Section 15301.

Case Planner: Irma Unzueta, Project Planner  
Email: [iunzueta@SantaBarbaraCA.gov](mailto:iunzueta@SantaBarbaraCA.gov)

V. **CONCEPT REVIEW:**

**APPLICATION OF ISAAC ROMERO, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR THOMAS SWIGGUM, 1318 & 1320 ONTARE ROAD, 055-160-027 & 055-160-046, A-1 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2003-00296)**

The project consists of the conceptual review of a two-lot subdivision of an 8-acre lot in the A-1 zone and Hillside Design District. The resulting lots would have a net area of 2.10 acres (parcel 1) and 5.62 acres (parcel 2), with average slopes of 29.89% and 37.43%, respectively. An 8,383 square foot building envelope is proposed on the new parcel to accommodate the development of a new residence accessed by a driveway approximately 500 feet in length. The grading for the driveway access and building pad would involve 3,600 cubic yards (CY) of grading of which 2,000 CY results from cut, 1,600 CY is fill, and 400 CY of soil would be exported from the site. A number of fruit and ornamental trees and two oak trees are proposed for removal. A trail easement is offered for dedication in favor of the City of Santa Barbara across the property between the Ontare Hills Lane property to the west and the County owned property to the east. A previous proposal for this property was reviewed by the Planning Commission on March 16, 2006.

The purpose of the concept review is to allow the Planning Commission 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. A Tentative Subdivision Map to allow the proposed two-lot subdivision (SBMC §27.07) and;
2. Neighborhood Preservation Ordinance findings to allow an excess of 500 cubic yards of grading in the Hillside Design District (SBMC §22.68.070.A.3).
3. Modification of the street frontage requirements to allow proposed Parcel 2 to provide less than the required 60 foot street frontage in the E-3, Single Family Residential Zone (SBMC §28.15.080).
4. Waiver of the requirement that newly created lots front upon a public street to allow proposed Parcel 2 to be served by a private driveway (SBMC §22.60.300).
5. Architectural Board of Review to review the grading and vegetation removal plans and Neighborhood Preservation Ordinance Findings (SBMC §22.68.040.C & D, §22.68.060)

Case Planner: Jan Hubbell, Senior Planner  
Email: [jhubbell@SantaBarbaraCA.gov](mailto:jhubbell@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. Review and consideration of the following Planning Commission Resolutions and Minutes:
  - a. April 12, 2007
  - b. Resolution 016-07  
Upper State Street Study

**VII. 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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