



**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  
\*\*\*REVISED\*\*\* AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL - DE LA GUERRA PLAZA  
THURSDAY, MAY 17, 2007  
1:00 P.M.**

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

**I. NOTICES:**

A. TUESDAY, MAY 15, 2007  
**SITE VISITS**

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot  
814-816 W. Figueroa Street  
1418 Santa Rosa 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 17, 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](mailto: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.

3. Review and consideration of the following Planning Commission Resolutions and Minutes **Continued from May 10, 2007:**

- a. April 12, 2007
  - b. Resolution 016-07  
Upper State Street Study
- 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. NEW ITEMS:**

**A. 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)**

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:

1. A Modification to allow structural encroachments and alterations in the required front yard setback (SBMC §28.21.060 and §28.92.110);
2. A Modification to allow structural encroachments and alterations in the required interior yard setback (SBMC §28.21.060 and §28.92.110);
3. A Modification to allow parking in the required rear yard setback (SBMC §28.21.060 and §28.92.110);
4. A Tentative Subdivision Map for a one-lot subdivision to create eight residential condominium units (SBMC 27.07 and 27.13); and
5. 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

**B. APPLICATION OF SUSAN McLAUGHLIN, AGENT FOR ELCONIN FAMILY TRUST, 814 & 816 WEST FIGUEROA STREET, APN: 039-191-023 AND -026, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 12 UNITS PER ACRE (MST2006-00271)**

The proposed project involves the conversion of seven residential apartments to seven residential condominium units. Six of the units are 2-bedroom units and one unit is a one-bedroom unit that would be sold as an affordable unit. The project includes the addition of approximately 200 gross square feet to Unit 816-D, construction of a two-car garage, the conversion of an existing four-car carport to garage space, the conversion of an existing carport to storage and other related site improvements.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow the addition of square footage to a development that is non-conforming as to density (SBMC §28.18.075.D);
2. A Modification of the required front yard setback (SBMC §28.92.110);
3. A Modification of the required interior yard setback to allow the conversion of an existing non-conforming carport to storage space within the required interior yard setback (SBMC §28.92.110.A);
4. A Tentative Subdivision Map for a one-lot subdivision to create seven (7) residential condominium units (SBMC 27.07 and 27.13); and
5. A Condominium Conversion Permit to convert seven (7) existing residential units to seven (7) condominium units, including a waiver of the parking and unit size requirements for Unit 816 D and a waiver of the storage space location requirement (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: Jan Hubbell, Senior Planner  
Email: [jhubbell@SantaBarbaraCA.gov](mailto:jhubbell@SantaBarbaraCA.gov)

**C. APPLICATION OF SANTA ROSA ASSOCIATES, LLC, AGENT/OWNER, 1418 SANTA ROSA AVENUE, 045-132-014, E-3 SINGLE-FAMILY RESIDENTIAL AND SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2006-00288)**

The proposed project involves the subdivision of a 30,163 square foot lot into three parcels. The three resulting parcels would range from 9,239 – 9,288 net square feet of lot area each and are proposed to be developed with three one-story single-family residences ranging in size from 2,995 – 3,060 net square feet including the attached garage. Parcel 1 will have the required street frontage with Parcels 2 and 3 being interior lots with access via a 16-foot wide driveway along the eastern property line. The proposal includes the demolition of all existing structures on site, including the existing 1,681 square foot single-family residence, and approximately 1,100 cubic yards of grading (200 cubic yards of fill and 900 cubic yards of export). All site drainage would direct surface runoff towards Santa Rosa Avenue via storm drains and swales, and include on-site detention structures.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow the division of one parcel into three lots (SBMC §27.07);
2. A Public Street Waiver to allow the approval of a subdivision where access is provided by a private road that serves more than two lots (SBMC §22.60.300);
3. Two Modifications to allow the creation of Parcel 2 and Parcel 3 with less than the required sixty feet of street frontage on a public street (SBMC §28.15.080);

4. A Modification for covered parking (Parcel 2 garage) to have a total aggregate floor area of more than 500 square feet (SBMC §28.87.160.4);
5. A Modification for covered parking (Parcel 3 garage) to have a total aggregate floor area of more than 500 square feet (SBMC §28.87.160.4);
6. A Modification to locate an uncovered parking space (Parcel 3) within the required interior yard setback (SBMC §28.87.190.1 and 28.15.060.2); and
7. A Coastal Development Permit (CDP2006-00007) to allow the proposed development in the Non-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 15332.

Case Planner: Suzanne Johnston, Associate Planner  
Email: sjohnston@SantaBarbaraCA.gov

**IV. SUBSTANTIAL CONFORMANCE HEARING:**

**APPLICATION OF RICK FOGG, AGENT FOR RODNEY JAMES SHULL FOUNDATION, 12 E MONTECITO STREET, APN 033-051-019, HRC-2/SD-3 ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE (MST95-00034)**

The Planning Commission will hold a discussion on and provide input to the Community Development Director regarding a potential substantial conformance determination of a Coastal Development Permit, Development Plan Approval, Modifications, Conditional Use Permit and Development Agreement, which includes changes to the site plan, floor plans, and elevations, associated with the 100-bed Youth Hostel project, located at 12 E Montecito Street (MST95-00034).

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

**V. ADMINISTRATIVE AGENDA:**

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**VI. 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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