



**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, JUNE 7, 2007
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

A. TUESDAY, JUNE 5, 2007
SITE VISITS

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
1759 Grand Avenue
3427 Sea Ledge Lane

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, JUNE 7, 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. Residential Unit Configuration
Case Planner: Danny Kato, Senior Planner
Email: Dkato@SantaBarbaraCA.gov

3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
4. Review and consideration of the following Planning Commission Resolutions and Minutes:
 - a. Draft Minutes of April 5, 2007
 - b. Resolution 015-07
1722 State Street
 - c. Draft Minutes of April 19, 2007
 - d. Resolution 017-07
2108 Los Canoas Road
 - e. Resolution 018-07
128-138 E. Canon Perdido Street and 825-833 Santa Barbara Street
- 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. CONTINUED ITEM:

APPLICATION OF TOM OCHSNER, ARCHITECT FOR THE HAWKES FAMILY TRUST, 1829 STATE STREET AND 11 W. PEDREGOSA STREET, 027-031-006 and 029-031-007, C-2/R-4, COMMERCIAL AND HOTEL/MOTEL/MULTIPLE RESIDENCE ZONES, GENERAL PLAN DESIGNATION: OFFICES AND GENERAL COMMERCE (MST2004-00132)

The proposed project involves the development of a three-story mixed use building on two parcels located at 1829 State Street and 11 W. Pedregosa Street. The project site is located at the southwest corner of State and Pedregosa Streets. The existing 1,180 square foot residential unit located at 11 W. Pedregosa is proposed to be removed. The proposed mixed use project would provide 2,360 net square feet of commercial space and six residential condominiums. The commercial space is proposed to be divided into five commercial units, four of which will be located on the ground floor and one on the second floor. The six residential condominiums are proposed on the second and third floor and range in size from 1,677 to 2,808 net square feet. One residential unit would front on State Street and the remaining five units would either front on Pedregosa Street or be located within the project's interior. Twenty-three parking spaces are proposed in a ground level garage, which includes six, two-car garages for the residential units and 11 parking spaces for the commercial uses. Multiple pedestrian entry points are proposed along State and Pedregosa Streets and vehicular access would be located on Pedregosa Street. The merger of APN 027-031-006 and 027-031-007 is also proposed.

The discretionary applications required for this project are:

1. Modification for front yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
2. Modification for interior yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
3. Modification for rear yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
4. Tentative Subdivision Map to create a one-lot subdivision for five commercial and six residential condominium units (SBMC§27.07 and 27.13);
5. Conditional Use Permit to allow a driveway and parking area for non-residential uses in a residential zone (SBMC § 28.94.030.H); and
6. Development Plan Approval allow the construction of 2,360 net square feet of nonresidential development (SBMC §28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Irma Unzueta,
Email: Iunzueta@SantaBarbaraCA.gov

IV. NEW ITEMS

A. **APPLICATION OF KIRK GRADIN FOR GRAND AVENUE LLC, 1759 GRAND AVENUE, 027-141-006, R-2 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12UNITS/AC (MST2006-00746)**

The proposed project involves construction of three new single-family dwellings with attached garages and a tentative subdivision map to create three condominiums. The project site is a vacant lot that was once developed with three single-family dwellings, but were demolished in 2005 due to the substandard conditions of the units. As proposed the houses would range in size from 1900 square feet to 2,600 square feet and each would have an attached garage. Unit A would be 2,585 net square feet with a 636 net square foot garage. Unit B would be 1,994 square feet with a 563 square foot garage. Unit C would be 2,163 square feet with a 446 square foot garage. The approximate height of the units would be 30 feet. Access to Units A and B would be from Prospect Avenue and access to Unit C would be from Grand Avenue.

Two Modifications are being requested. Each Modification would be for development of retaining walls along both side yard property boundaries, beginning at the intersection of the front lot line at Grand Avenue and ending approximately at the mid-point of the lot. Each of the Modifications would allow a portion of retaining walls to exceed the required three and one half-foot height in the front yard setback, as well as the required eight-foot height in the side yard setback.

The discretionary applications required for this project are:

1. A Modification (western property line) to allow walls greater than 8 feet in the side yard setback and 3 ½ feet in the front yard setback (SBMC §28.92.026.A);
2. A Modification (eastern property line) to allow walls greater than 8 feet in the side yard setback and 3 ½ feet in the front yard setback (SBMC §28.92.026.A);
3. A Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Peter Lawson, Associate Planner
Email: Plawson@SantaBarbaraCA.gov

B. **APPLICATION OF OWEN THOMAS, AGENT FOR THE CITY OF SANTA BARBARA, 601 NORMAN FIRESTONE ROAD, 073-045-003, A-A-O, A-F, S-D-3, AIRCRAFT APPROACH AND OPERATIONS, AIRPORT FACILITIES, AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST 2007-00158, CDP2007-00005)**

The proposed project involves the continued maintenance and grading of approximately 123 acres of infield safety area, and the maintenance and grading of approximately 30 acres of new infield safety area created as part of the Airfield Safety Projects in 2006 and 2007 at the Santa Barbara Airport. The discretionary application required for this project is a Coastal Development Permit to maintain and regrade existing Runway and Taxiway Safety Areas as necessary in the Appealable Jurisdiction of the Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has completed an addendum to the Mitigated Negative Declaration for the Existing Runway and Taxiway Safety Area Grading Project. The addendum concluded that no significant impacts to the environment are anticipated to result from the proposed maintenance project.

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

C. **APPLICATION OF BOB PRICE, AGENT FOR LEON F. LUNT AND JOYCE M. LUNT, 3427 SEA LEDGE LANE, APN: 047-082-009, A-1/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL – 1 UNIT PER ACRE (MST2006-00092)**

The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 2,368 square feet for the first floor, 1,262 square for the second floor, a new 455 square foot basement and a new 656 square foot attached two-car garage for a net increase of 3,063 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes replacing the existing 565 square foot deck, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 6,477 square foot three-story residence which includes the 455 square foot basement and a 656 square foot attached two-car garage.

The discretionary applications required for this project are:

1. A Modification to allow an “as-built” portion of an existing deck to encroach into the 15’ required interior yard setback in the A-1 Zone (SBMC §28.15.060);

2. A Modification to allow a two-story portion of the addition to encroach into the 15' required interior yard setback in the A-1 Zone (SBMC §28.15.060);
3. A Coastal Development Permit (CDP2006-00003) to allow the proposed development in the 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 Sections 15315 [Minor Land Divisions] and 15303 [New Construction].

Case Planner: Jaime Limón, Senior Planner and Kelly Brodison, Assistant Planner

Emails: Jlimon@SantaBarbaraCA.gov; Kbrodison@SantaBarbaraCA.gov

IV. 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.4. of this Agenda.

V. 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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