



**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, JULY 12, 2007
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

A. TUESDAY, JULY 10, 2007
SITE VISITS

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot

518 State Street
1400 Rogers Court

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, JULY 12, 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. Planning for July 18, 2007 Joint Meeting with City Council, Architectural Board of Review, and the Historic Landmarks Commission
Case Planner: Bettie Weiss, City Planner
Email: bweiss@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. **STAFF HEARING OFFICER APPEAL:**

APPEAL BY CHURCH OF SCIENTOLOGY OF A STAFF HEARING OFFICER APPROVAL OF THE APPLICATION OF CEARNAL ANDRULAITIS LLP, ARCHITECT FOR CRAVIOTTO ENTERPRISES, 518 STATE STREET, APN 037-173-046, C-M, COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2005-00477)

The project consists of a proposal to construct a new two-story mixed-use building with 2,487 square feet of commercial space on the first floor and two apartments (one studio unit and one (1) one-bedroom unit) on the second floor on a 3,544 square foot parcel. The existing 302 square feet (net) of non-residential space would be demolished.

The discretionary applications required for this project are:

1. Modification to allow no onsite parking for the residential units instead of two required parking spaces, one for each of the residential units (SBMC§28.90.100); and
2. Development Plan approval for 2,185 square feet of additional non-residential development (SBMC§28.87.300).

On May 9, 2007, a public hearing was held and the Staff Hearing Officer made the required findings and approved the project. This is an appeal of that decision.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New construction of small structures).

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

IV. NEW ITEMS:

- A. **APPLICATION OF MARK LLOYD, AGENT FOR SANTA FE COURT LLC, PROPERTY OWNER, 1400 ROGERS COURT, APN: 035-180-070, E-1, SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS PER ACRE AND 5 UNITS PER ACRE (MST2006-00736). RESCHEDULED FROM JUNE 21, 2007**

The project consists of a request to initiate a Zone Change and a General Plan Amendment for an existing lot at 1400 Rogers Court (formerly known as 1418 Cliff Drive) from E-1, Single Family Residential, Zone to R-2, Two-Family Residential, Zone and from a General Plan Designation of Residential - 3 Units per Acre and Residential - 5 Units per Acre to Residential - 12 Units per Acre. The project site is a 16% slope lot, 44,600 square feet in size, and located in the Alta Mesa Neighborhood of the City, accessed from Santa Fe Place.

If the initiation request goes forward, the proposed project, which involves a 12-unit, one-lot subdivision would include eight units proposed at market rate and four units proposed at affordable rates. This would require a Tentative Subdivision Map, Modifications, and a Public Street Frontage Waiver. Final approval of the rezone and General Plan Amendment would subject to City Council review.

The discretionary applications required for this project are:

1. Initiation of a Zone Change from E-1 (One-Family Residence Zone) to R-2 (Two-Family Residence Zone); and
2. Initiation of a General Plan Amendment from Residential – 3 Units per Acre and Residential - 5 Units per Acre to Residential – 12 Units per Acre.

The Planning Commission will not take any action on the proposed project nor make any determination regarding environmental review of the proposed project.

Case Planner: Marisela G. Salinas, Associate Planner
Email: MSalinas@santabarbaraca.gov

B. APPLICATION OF HAL HILL, AGENT FOR CITY OF SANTA BARBARA, PUBLIC WORKS DEPARTMENT, CITY OF SANTA BARBARA, 00 EAST CABRILLO BOULEVARD, 033-111-011 AND 033-120-015, P-R/S-D-3 and HRC-2/S-D-3 ZONES, GENERAL PLAN DESIGNATION: OPEN SPACE (MST2004-00878)/CDP2007-00001)

The project would replace the existing structurally deficient Cabrillo Boulevard Bridge over Mission Creek and improve the hydraulic conveyance of Mission Creek from State Street to the Pacific Ocean. The banks of Mission Creek from Cabrillo Boulevard to State Street would be rebuilt in compliance with the approved Lower Mission Creek Flood Control Project. The discretionary application required for this project is a Coastal Development Permit in the appealable jurisdiction of the coastal zone and a recommendation to the California Coastal Commission (SBMC § 28.45.009).

The Planning Commission will consider adoption of the Negative Declaration prepared for the project (MST2004-00878) pursuant to the California Environmental Quality Act Guidelines Section 15074. The MND contains mitigation measures that reduce potentially significant avoidable impacts to a less than significant level.

Case Planner: Michael Berman, Environmental Analyst
Email: MBerman@SantaBarbaraCA.gov

V. ENVIRONMENTAL IMPACT REPORT SCOPING HEARING:

APPLICATION BY PEIKERT GROUP ARCHITECTS, AGENT FOR BERMANT HOMES AND THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 535 E. MONTECITO STREET, APN 031-350-010; M-1 LIGHT MANUFACTURING, ZONE; GENERAL PLAN DESIGNATION: INDUSTRIAL; MST 2004-00235

The proposed project consists of 48 residential condominium units (24 two-bedroom and 24 three-bedroom units) in six, three-story buildings. The total development is 90,966 square feet (net). Each building is 15,161 square feet (net) and includes eight units (4 two-bedroom units and 4 three-bedroom units) and eight two-car garages in a tandem configuration. Two additional parking spaces would be provided onsite for guests, for a total of 98 parking spaces. Vehicular access to and from the site is provided by two driveways along Calle Caesar Chavez and one driveway on E. Montecito Street. All units are to be sold at below-market prices, with prices to be determined by the total costs to develop the units.

The purpose of the hearing is to receive comments on the proposed EIR scope of analysis. Written comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received not later than Thursday, August 2, 2007 at 4:30 p.m.** Please send your written comments to the attention of Kathleen Kennedy, Associate Planner, at the City Planning Division.

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@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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