



**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, JULY 19, 2007  
1:00 P.M.**

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

**I. NOTICES:**

- A. TUESDAY, JULY 17, 2007  
**SITE VISITS**

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot  
103 S. Calle César Chávez  
2515-2519 Orella Street

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 19, 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. Parking Workshop Follow-up  
Rob Dayton, Principal Transportation Planner  
Email: RDayton@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:
  - a. Draft Minutes of June 21, 2007
- 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 4:30 p.m., Monday through Thursday, and every other 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 CONCEPTUAL MOTION, ARCHITECT/AGENT FOR DBN YANONALI LLC, 116 E YANONALI, 033-083-018, OC/S-D-3 OCEAN-ORIENTED COMMERCIAL ZONE/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCIAL (MST2006-00231)

The project consists of demolishing an existing 7,343 square foot commercial building and construct a 19,935 s.f. (gross) mixed use, three story, 42 foot tall building. Six commercial units totaling 4,456 s.f. (gross) and six residential dwellings, totaling 9,446 s.f. (gross) are proposed. Three residential units are proposed as one bedroom units, two units would be two bedroom units and one unit is proposed as a studio. The ground level would consist of commercial usage and a 17 space, 6,033 s.f. (gross) covered parking area. Additionally, 2 uncovered parking spaces are proposed, for a total of 19 on site parking spaces. The second level would be a mix of commercial and residential use and the top level would include two residential units, each with a roof deck. The applicant is requesting a modification to the parking requirements to reduce the number of spaces by eleven.

The discretionary applications required for this project are:

1. A Modification to reduce the required number of parking spaces from 30 spaces to 19 spaces (SBMC §28.90.100.G.3);
2. A Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC§28.45.6); and
3. A Tentative Subdivision Map for a one-lot subdivision with six condominium units (SBMC §27.07).

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

**B. APPLICATION OF JYL RATKEVICH, ARCHITECT/AGENT FOR PROPERTY OWNER, 2519 ORELLA STREET, 025-021-007, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL (12 UNITS/ACRE) (MST2007-00038)**

The proposed project involves a proposal to convert six (6) existing one-bedroom units and one (1) studio unit to seven (7) condominium units. The proposal includes small additions to each of the seven units of approximately 50 to 60 square feet, new paving and landscaping, and conversion of an existing garage to storage space. Seven parking spaces currently exist on site and one additional parking space for guest parking is proposed for a total of eight parking spaces. A modification is requested for a change of use of an existing building from a garage (partially located in the interior yard setback) to storage areas for each of the units and two new door openings on the storage space located within the interior yard setback. Exceptions to the physical standards for condominium conversions have been requested for one of the units to be less than the required unit size, the location of the storage space and for having less than the required number of parking spaces per unit.

The discretionary applications required for this project are:

1. A Modification of the required interior yard setback to allow the conversion of an existing non-conforming garage to storage space located within the required interior yard setback (SBMC §28.92.110.A);
2. A Tentative Subdivision Map for a one-lot subdivision to create seven (7) residential condominium units (SBMC 27.07 and 27.13); and
3. A Condominium Conversion Permit to convert seven (7) existing residential units to seven (7) condominium units, including an exception to reduce the required parking for each unit from 1.5 to 1.0 space per unit, the unit size requirements for Unit 2519 C and an exception 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: Peter Lawson, Associate Planner  
Email: plawson@santabarbaraca.gov

#### IV. CONCEPT REVIEW ITEM:

**APPLICATION OF RICK FOGG, AGENT FOR AMERICAN TRADITION, 103 S. CALLE CÉSAR CHÁVEZ, 017-113-020 ,OM-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: OCEAN ORIENTED INDUSTRIAL (MST2004-00791)**

The proposed project is the construction of a 106 stall parking lot with a 100 square foot unenclosed kiosk on a vacant lot. The parking lot would provide part of the required parking for the approved Waterfront Hotel located to the south of the site at the corner of Calle César Chávez and Cabrillo Boulevard. As part of the project, a habitat restoration of the portion of the El Estero Drain located on the project site is proposed. This would include removal of non-native vegetation, an approximate ten to twenty foot separation between the top of bank and the parking lot and detention basin to capture runoff from the parking lot. Access to the site would be directly from Calle César Chávez.

**The purpose of this 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:

4. Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44.060); and
5. Conditional Use Permit to allow development other than that specifically expressed in the Ocean-Oriented Light Manufacturing Zone (SBMC §28.73.030.B);

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.
- C. Action on the review and consideration of the items listed in I.B.3. of this Agenda.

**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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