



**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, AUGUST 16, 2007
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. **TUESDAY, AUGUST 14, 2007** **7:45 A.M.**
SITE VISITS
630 GARDEN STREET
Community Development Parking Lot
2067 Eucalyptus Hill Road
3885 and 3887 State 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, AUGUST 16, 2007** **12:00 NOON**
LUNCH
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 made July 12, 2007:
 - a. Resolution 028-07
1400 Rogers Court

- b. Resolution 029-07
00 Cabrillo Boulevard
- 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 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website to verify closure dates.
- 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/pc. 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. CONSENT ITEM:

APPLICATION OF JIM STAPLES, AGENT FOR HAMMETT FAMILY PARTNERSHIP, 2067 EUCALYPTUS HILL ROAD, 013-240-001 AND -003, A-2 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 2 UNITS/ACRE (MST2007-00288)

The project consists of the subdivision of an existing 11.51-acre lot located in large part (9.33 acres) within the County of Santa Barbara's Jurisdiction with the remainder portion (2.18 acres) falling under the City's Jurisdiction. The subdivision will result in two newly created parcels with Parcel 1 resulting in a 5.01-acre lot and Parcel 2, a 6.50-acre lot. Each of the lots will have portions of the lot crossing the jurisdictional boundaries into the City at the southerly end. The proposal outlines development envelopes, located entirely within the County, for the existing and the proposed development for each parcel. Parcel 1 is proposed with two development envelopes and Parcel 2 with one development envelope where the existing house will remain. There is an existing shed, on proposed Parcel 1, which is proposed to be demolished. The City portions of each lot are to remain undeveloped with the exception of the existing driveway. The Montecito Planning Commission reviewed this subdivision and granted its approval contingent on the City of Santa Barbara's review and approval.

The discretionary applications required for this project are:

1. A Modification to allow the creation of a lot without the required 100' feet of street frontage. (SBMC §28.15.080 and §28.92.110.A);
2. A Public Road Waiver (SBMC §22.60.300) to allow the creation of a new lot to be accessed via a private driveway serving more than two lots. (SBMC§ 27.08); and
3. A Tentative Subdivision Map to allow the division of one parcel(s) into two parcels (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 15315.

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

IV. NEW ITEM:

APPLICATION OF B3 ARCHITECTS, AGENT FOR CLEO M. PURDY AND MICHAEL G. SCHMIDTCHEN, CO-TRUSTEES, 3885 AND 3887 STATE STREET, APN 051-022-012 AND 051-022-033, C-2/SD-2: COMMERCIAL AND UPPER STATE STREET AREA OVERLAY ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2004-00801)

This is a revised project. The project consists of a merger of two parcels and construction of a new mixed-use three-story building with underground parking. The project includes three commercial spaces (6,234 sq. ft. total net), 33 market rate one-bedroom units, one market rate studio unit, nine middle-income and one upper-middle income affordable

one-bedroom units and 109 parking spaces (82 underground and 27 surface spaces). The existing 12 room motel and the 22,250 square foot office building would be demolished.

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 lot area requirements to allow ten (10) bonus density residential condominium units (SBMC§28.21.080.G); and
2. Tentative Subdivision Map for a one-lot subdivision to create forty-four (44) residential condominium units and three (3) commercial condominium units (SBMC§27.07 and 27.13).

Case Planner: Kathleen Kennedy, Assistant Planner
Email: kkennedy@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 July 12, 2007 Resolutions listed in I.B.2. of this Agenda.

VI. 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.

AMERICANS 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 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.