



**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, NOVEMBER 8, 2007
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. TUESDAY, November 6, 2007
SITE VISITS

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
1829 State Street / 11 West Pedregosa Street
1811 El Encanto Road

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, November 8, 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. Plan SB – Status Report
Case Planner: John Ledbetter, Principal Planner
Email: Jledbetter@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 September 6, 2007
 - b. Resolution 034-07
3427 Sea Ledge Lane
 - c. Resolution 035-07
Medical Marijuana Recommendation to City Council
 - d. Draft Minutes of September 13, 2007
 - e. Resolution 036-07
927 & 933 Olive Street
 - f. Draft Minutes of September 20, 2007
 - g. Resolution 037-07
2519 Orella Street
 - h. Resolution 038-07
819 Garden Street
 - i. Resolution 039-07
500 James Fowler Road
 - j. Draft Minutes of October 4, 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 8:00 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. CONTINUED ITEM:

APPLICATION OF PETER BECKER, ARCHITECT, FOR BLAKE & EMILY JONES, 1811 EL ENCANTO ROAD, 019-170-018, E-1 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS/ACRE (MST2006-00750)

The project site consists of two residences on 1.77 acres. A remodel and addition is proposed for one single family residence (SFR), which would include a 774 s.f. addition, 2,019 s.f. interior remodel and adding a 62 s.f. pool bath within the existing basement. New structures would include a 705 s.f. detached garage, a 220 s.f. pergola with fireplace and a new 20x50 pool. The other SFR would have an internal remodel, which would include replacing the windows, but no added square footage. Any changes to the two residences on one legal lot requires approval of a performance standard permit to be consistent with current regulations. The discretionary applications required for this project are:

- 1. A Modification to allow the conversion of an existing non-conforming garage to storage space located in the required front yard setback (SBMC §28.15.060.1); and
- 2. A Modification (eastern & southern property line) to allow hedges greater than 3 ½ feet in the front yard setback (SBMC §28.15.060.1); and
- 3. Performance Standard Permit to allow two single family residences on one legal lot (SBMC§28.93); and
- 4. Neighborhood Preservation Ordinance Findings to allow development in excess of 6,500 square feet on a project site located within the Hillside Design District (SBMC §22.22.130).

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

IV. NEW 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 2,539 net square feet of commercial space and six residential condominiums. The commercial space is proposed to be divided into six commercial units, four of which will be located on the ground floor and two on the second floor. The six residential condominiums are proposed on the second and third floor and range in size from 1,720 to 2,535 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 subterranean garage, which includes six, two-car garages for the residential units, one guest parking space and 10 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. Tentative Subdivision Map to create a one-lot subdivision for six commercial and six residential condominium units (SBMC§27.07 and 27.13);
2. Conditional Use Permit to allow a driveway and parking area for non-residential uses in a residential zone (SBMC § 28.94.030.H); and
3. Development Plan Approval to allow the construction of 2,539 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, Project Planner
Email: Iunzueta@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.

VIII. 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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