



**Chair Charmaine Jacobs
Commissioner Bruce Bartlett
Commissioner Stella Larson
Commissioner Harwood A. White, Jr.**

**Vice-Chair George C. Myers
Commissioner John Jostes
Commissioner Addison Thompson**

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, JANUARY 04, 2007
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, JANUARY 2, 2007 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
2431 Mesa School 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.

**** Site visit held. ****

- B. 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.
- C. **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 (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

- D. The Planning Commission 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.
- E. The scope of a project may be modified under further review. 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.
- F. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St., City Clerk's Office, Central Library and posted online at www.SantaBarbaraCa.gov Please note that online Staff Reports may not include some exhibits.

II. PRELIMINARY MATTERS:

- A. Nominations and Election of Chair and Vice Chair.

**** Approve nomination of Charmaine Jacobs as Chair
and George Myers as Vice Chair.
White/Thompson Vote: 7/0****

- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**** No Requests were made. ****

- C. Announcements and appeals.

**** Announcements were made. ****

- D. 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.]

**** No one wished to speak. ****

III. CONSENT ITEM:

ACTUAL TIME: 1:11 P.M.

APPLICATION OF PETER WALKER HUNT, AIA FOR BOLGER FAMILY TRUST, 2431 MESA SCHOOL LANE, 041-311-005, E-3 SINGLE FAMILY RESIDENTIAL AND SD-3 COASTAL ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL THREE (3) UNITS PER ACRE (MST2006-00295/CDP2006-00008)

The project consists of the proposed demolition of an existing Single-Family Residence (SFR) and the construction of a new 2,789 square foot, two-story SFR including an attached two-car garage on a 10,075 square foot lot located in the Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit (CDP2006-00008) 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 Section 15302

Case Planner: Suzanne Johnston, Planning Technician
Email: sjohnston@santabarbaraca.gov

**** Approved with amended conditions.**

Thompson/Myers Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 001-07. **

IV. CONTINUED ITEM:

ACTUAL TIME: 1:39 P.M.

APPLICATION OF DIANE NORMAN, 612 ALSTON ROAD, APN 015-171-014, A-2 SINGLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 2 UNITS PER ACRE (MST2005-00184) Continued from December 14, 2006.

The project involves the subdivision of a 88,205 square foot parcel (net) into two parcels totaling 46,695 net square feet (Parcel A) and 42,597 net square feet (Parcel B) in the A-2 Zone. An existing single-family residence would remain on proposed Parcel A and no new development is currently proposed for Parcel B. A modification would be required for Parcel B to have less than the required 100 feet of frontage on a public street. The proposed project was previously reviewed by the Planning Commission on October 5, 2006, and was continued indefinitely. This proposal is similar to the previous proposal, with minor changes to parcel sizes.

The discretionary applications required for this project are:

1. A Modification to allow less than the required street frontage for a newly created lot in the A-2 Zone (SBMC §28.15.080 and §28.92.110.A); and
2. A Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC §27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (minor land divisions).

Case Planner: Chelsey Swanson, Assistant Planner
Email: cswanson@SantaBarbaraCA.gov

**** Approved with amended conditions.**

White/Thompson Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 002-07. **

V. NEW ITEM:

ACTUAL TIME: 2:22 P.M.

PROPOSAL TO AMEND SECTIONS OF THE SANTA BARBARA MUNICIPAL CODE INCLUDING TITLE 28 (THE ZONING ORDINANCE) IN ORDER TO IMPLEMENT RECOMMENDED SOLAR ENERGY SYSTEM CHANGES (MST2006-00721)

The City of Santa Barbara is considering Amendments to the Santa Barbara Municipal Code, Titles 22 and 28 of the Zoning Ordinance to address the processing of Solar Energy Systems consistent with State law. Changes would result in:

1. **Increased flexibility in solar energy system placement:** Proposed changes would allow solar panels to be placed on existing legal non-conforming structures within required setbacks without a modification application. The provision would only apply where systems are installed within a certain height above the existing roof structure and the system is generally consistent with the City's Solar Energy System Design Guidelines. This provision can provide flexibility to install solar energy systems in the least visible, highest performing locations on a site. Also, allowing panels to follow the entire portion of a roof can result in a more aesthetically attractive design.
2. **Codified procedures for referral of certain solar energy system projects which propose potentially significant impacts to Design Review, consistent with State laws pertaining to Solar Energy Systems (Government Codes 65850.5, Civil Code Section 714, 801 & 801.5, Revenue and Taxation Code Section 73 and Public Resources Code 25980 - 25986).**

The proposed changes were initially discussed by the Architectural Board of Review on October 23rd, Historic Landmarks Commission on November 1st and City Council on December 5th. The purpose of this hearing is to get Planning Commission feedback on the proposed recommendations before taking them to the Ordinance Committee for adoption.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305, Minor Alterations in Land Use Limitations.

Case Planner: Heather Baker, Project Planner
Email: hbaker@SantaBarbaraCA.gov

**** Recommend City Council approve proposal one.**

Jostes/White Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 003-07

Continue discussion of proposal two to February 8, 2007.

Jostes/White Vote: 7/0

Abstain: 0

Absent: 0**

V. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports.

**** Reports given ****

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

****None****

C. Appointment of the 2007 Primary and Alternate Liaisons to City Boards and Commissions.

**** Appointments made as follows:**

Airport Commission

Addison Thompson

Charmaine Jacobs – Alternate

Airline Terminal Design Subcommittee

Addison Thompson
Charmaine Jacobs

Architectural Board of Review

Bruce Bartlett
Stella Larson – Alternate

**Creeks Restoration & Water Quality Improvement
Program Citizen Advisory Committee** (appointment continued)

John Jostes
Harwood A. White, Jr. – Alternate

Downtown Parking Committee

George Myers
Addison Thompson- Alternate

Harbor Commission

Harwood A. White, Jr.
George Myers – Alternate

Highway 101 Improvements Design Subcommittee

George Myers
Bruce Bartlett
Charmaine Jacobs - Alternate

Historic Landmarks Commission

Stella Larson
George Myers – Alternate

Housing Policy Steering Committee

Bruce Bartlett
John Jostes
Charmaine Jacobs – Alternate

Mission Creek Design Subcommittee

Harwood A. White, Jr.
George Myers
John Jostes – Alternate

Park and Recreation Commission

John Jostes
Charmaine Jacobs - Alternate

Plaza de la Guerra Committee

Charmaine Jacobs
George Myers - Alternate

Process Improvement Liaisons

John Jostes
George Myers

Santa Barbara 2030 Outreach Committee

George Myers
John Jostes

Solid Waste Management Advisory Committee

Stella Larson
Charmaine Jacobs – Alternate

Street Lighting Master Plan Subcommittee

Stella Larson
Addison Thompson – Alternate

Staff Hearing Officer/ Modification Liaison

Harwood A. White, Jr.
George Myers - Alternate

Transportation and Circulation Committee

Addison Thompson
Bruce Bartlett – Alternate

Water Commission

Harwood A. White, Jr.
Addison Thompson – Alternate

Westside Community Group

Stella Larson
George Myers – Alternate

**

VI. ADJOURNMENT:

**** Motion to Ajourn.
Myers/Larson Vote: 7/0
Abstain: 0
Absent: 0****

**** Meeting adjourned at 3:45 p.m. ****