



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
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, JANUARY 11, 2007
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, JANUARY 9, 2007 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
1533 W. Valerio 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.

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

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

- B. Announcements and appeals.

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

- 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.]

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

III. **ENVIRONMENTAL HEARING:**

ACTUAL TIME: 1:04 P.M.

APPLICATION OF BRENT DANIELS, L&P CONSULTANTS, AGENT FOR HERB BARTHELS, 1837 1/2 EL CAMINO DE LA LUZ, APN 045-100-065, E-3/SINGLE-FAMILY RESIDENTIAL AND SD-3/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2002-00214) (CDP2002-00008).

The purpose of this hearing is to receive public comments on the Draft Environmental Impact Report prepared for this project. The proposal consists of the construction of a 1,499 square foot, 2-story single family residence with an attached 443 square foot

garage, on a 23,885 square foot vacant bluff-top lot. Access to the site would be provided by private easements extending south from the end of the paved public road (El Camino de la Luz).

Case Planner: Victoria Greene, Project Planner

Email: vgreene@SantaBarbaraCA.gov

**** Hearing held.****

IV. NEW ITEM:

ACTUAL TIME: 1:34 P.M.

APPLICATION OF JUSTIN VAN MULLEM, ON DESIGN, AGENT FOR LLC FOR JAMES AND PAMELA HALDEMAN, 1533 W. VALERIO STREET, APN: 041-071-031, A-2/R-1 ZONES, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2003-00338)

The proposed project consists of the subdivision of an existing 3.45 acre site into two lots of approximately 1.725 acres each. The lots would take access from West Valerio Street via a shared private driveway that also serves two existing single-family residences. Proposed Parcel 1 would be 75,140 square feet with an average slope of 29%. A new residence is proposed on this parcel and would be approximately 5,843 square feet, including basement and garages. Proposed Parcel 2 would be 75,142 square feet with an average slope of 31%. This parcel contains the existing residence, which is approximately 5,948 square feet.

The discretionary applications required for this project are:

1. Modifications to allow the two newly created lots to have less than the required 100 feet of frontage on a public street (SBMC §28.15.080);
2. A Modification to permit garage space in excess of 750 square feet in the A-2 zone (SBMC §28.87.160.4);
3. A Tentative Subdivision Map (TSM) to allow the division of one parcel into two lots (SBMC §27.07).
4. A Public Street Frontage Waiver to create a lot that does not front on a public street (SBMC, §22.60.300).
5. Neighborhood Preservation Ordinance Findings to allow grading in excess of 500 cubic yards on a project site located within the Hillside Design District (SBMC §22.68.070).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332, Infill Development.

Case Planner: Allison De Busk, Associate Planner

Email: adebusk@SantaBarbaraCA.gov

**** Continued to February 8, 2007 with recommendations.**

Larson/White Vote: 6/0

Abstain: 0

Absent: 1 (Myers) **

V. CONTINUED ITEM:

ACTUAL TIME: 4:10 P.M.

APPLICATION OF LISA PLOWMAN, AGENT FOR SOUTHERN CALIFORNIA-NEVADA CONFERENCE – UNITED CHURCH OF CHRIST, 230 LIGHTHOUSE ROAD, APN: 045-021-021, E-3/S-D-3 ONE FAMILY RESIDENTIAL/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2006-00455)
Continued from December 7, 2006

The proposed project involves the rezone of the property from one-family residential (E-3) to two-family residential (R-2), and development of the site with 22 three-bedroom condominium units under the Garden Apartment Zoning designation (SBMC, Chapter 28.30). Four of the units would be affordable to middle-income homebuyers, and two of the units would be affordable to upper-middle-income homebuyers. The development includes 58 parking spaces. The subject parcel is currently developed with a church, which is proposed to be demolished as part of the project.

The purpose of the concept review is to allow the Planning Commission 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. Initiation of a Rezone from E-3/S-D-3 to R-2/S-D-3 by the Planning Commission (SBMC, §28.92.020);
2. General Plan Map amendment to amend the General Plan Land Use Map for the subject parcel from Residential 5 dwelling units per acre to Residential, 12 units per acre;
3. Local Coastal Plan Amendment to amend the General Plan Land Use Map in the Coastal Zone (SBMC §28.45.009.7);

The following decisions will be contingent upon City Council approval of the rezone and General Plan Amendment and Coastal Commission approval of the Local Coastal Plan Amendment:

4. Tentative Subdivision Map (TSM) for a one lot subdivision with 22 residential condominiums (SBMC Chapters 27.07 and 27.13);

5. Lot Area Modification to allow two over-density units (bonus density) on a lot in the R-2 Zone (assuming zone change) (SBMC §28.92110, A, 2);
6. Front Setback Modification to reduce the required 30-foot front yard setback (based on Garden Apartment Development standards in SBMC Chapter 28.30) (SBMC §28.92110, A, 2);
7. Interior Yard Setback Modifications (3) to reduce the required 30-foot interior yard setbacks (based on Garden Apartment Development standards in SBMC Chapter 28.30) (SBMC §28.92110, A, 2);
8. Conditional Use Permit to allow Garden Apartments in the R-2 Zone SBMC §28.94.030, K);
9. Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.45.009.6);
10. Recommendation by Planning Commission and final approval by the City Council of Rezone, General Plan Map Amendment and Local Coastal Plan Amendment (SBMC, §28.92.080 (B)); and
11. Design Review Approval by the Architectural Board of Review (ABR) (SBMC, Chapter 22.68).

Case Planner: Allison De Busk, Associate Planner
Email: adebusk@SantaBarbaraCA.gov

**** Concept comments provided ****

VI. 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. Review and consideration of the following Planning Commission Resolutions and Minutes:

- a. Draft Minutes of October 19, 2006
- b. Resolution 042-06
1 Adams Road
- c. Resolution 043-06
113-117 W. De la Guerra Street
- d. Draft Minutes of November 2, 2006

- e. Resolution 044-06
625 Flora Vista
- f. Resolution 045-06
3408-3412 State Street

**** Approve the minutes and resolutions with corrections.**

Larson/White Vote: 4/0

Abstain: 2 (Bartlett, Larson)

Absent: 1 (Myers)**

VI. ADJOURNMENT:

**** Meeting adjourned at 5:28 ****