



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, MARCH 15, 2007
1:00 P.M.**

I. NOTICES:

A. TUESDAY, MARCH 13, 2007
SITE VISIT

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot

Cabrillo Bridge
3250 Braemar Drive
817 N. Milpas Street
561 W. Mountain Drive

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 visits held. ****

B. THURSDAY, MARCH 15, 2007
LUNCH

12:15 P.M.
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.

**** Update given. ****

- 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. **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.
- E. 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.
- F. 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.
- G. **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. CONSENT ITEMS:

THE FOLLOWING AGENDA ITEM WAS HEARD OUT OF ORDER

ACTUAL TIME: 1:12 P.M.

A. APPLICATION OF JERRY BOHANNAN, AGENT FOR VULCAN MATERIALS, 25 S. CALLE CESAR CHAVEZ, 017-113-026 & 027, M-1 ZONE DISTRICT & SD-3 COASTAL OVERLAY, GENERAL PLAN DESIGNATION: MANUFACTURING (MST2006-00341)

The project consists of demolishing a portion of the Vulcan Materials Co. ready-mix concrete plant, and downsizing the area utilized for operation to match the new agreed lease area between Vulcan and the landowner. The demolition will include removal of all the existing steel hoppers, the divider walls, the storage walls holding the material, removal of overhead bins, consolidation and relocation of the two offices, removal of scales and a conveyor tunnel. Demolition will be completed using various construction equipment including a crane, concrete breakers and loaders over an estimated four week period.

The discretionary applications required for this project are:

1. Coastal Development Permit to allow demolition of structures in the non-appealable jurisdiction of the 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 15301 (Existing Facilities).

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

**** Approved with amended conditions. ****

White/Bartlett Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 012-07. **

THE FOLLOWING AGENDA ITEM WAS HEARD OUT OF ORDER

ACTUAL TIME: 1:06 P.M.

B. APPLICATION OF DAVID AND KRISTIN YOUNG, OWNERS, 3250 BRAEMAR DRIVE, 047-030-049, A-1/SD-3 SINGLE -FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2004-00490)

The project consists of a proposal to demolish an existing 1,942 square foot single-family residence and 1,394 square foot detached garage and to construct a new two-story 4,390 square foot single family residence with an attached 750 square foot three-car garage, 959 square feet of covered porches and a 100 square foot second floor deck on a 43,775 square foot lot located in the Hillside Design District.

The discretionary applications required for this project are:

2. A Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the 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 15303, for new construction of a small structure.

Case Planner: Kelly Brodison, Assistant Planner

Email: kbrodison@santabarbaraca.gov

**** Coastal Development Permit approved. ****

Thompson/Myers Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 011-07. **

IV. NEW ITEMS:

ACTUAL TIME: 1:42 P.M.

A. **APPLICATION OF JAN HOCHHAUSER, ARCHITECT FOR CASITAS DE MILPAS, LLC, 817 N. MILPAS STREET, APN: 031-042-022, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2005-00667)**

The project consists of a proposal for a two- and three-story mixed-use project consisting of five new residential condominium units for a total of 8,846 square feet (net), one new 778 square foot (net) commercial space and 13 parking spaces on a 13,471 square foot lot. The residential units consist of 2 two-bedroom units and 3 three-bedroom units. The existing structures onsite would be demolished.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create five (5) residential condominium units and 786 square feet of commercial space (SBMC§27.07 & 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (new construction of small structures).

Case Planner: Kathleen Kennedy, Assistant Planner

Email: kkennedy@SantaBarbaraCA.gov

**** Approved with amended conditions. ****

Thompson/Myers Vote: 5/2

Abstain: 0

Absent: 2 (Bartlett, Jostes)

Resolution No. 013-07. **

ACTUAL TIME: 3:12 P.M.

B. APPLICATION OF BRENT DANIELS, AGENT FOR JORGENSEN RANCH, LLC, 561 W. MOUNTAIN DRIVE, APN: 021-110-018, A-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 1 UNIT PER ACRE (MST2004-00206)

The project consists of a 4-lot subdivision of an 8.8 acre parcel. New lots would range in size from 1.68 to 2.32 net acres. The project includes the construction of new homes on three of the lots, each requesting a garage size modification, and maintenance of the existing adobe house on Lot 2. Each lot requires a lot frontage modification and a public street waiver. Neighborhood Preservation Ordinance findings are required for grading in excess of 500 cubic yards outside of the building footprints. Infrastructure improvements related to the subdivision are proposed, including a new private road, utilities and fire hydrants.

The discretionary applications required for this project are:

1. Modifications (four) to allow each of the newly created lots to have less than the required 100 feet of frontage on a public street (SBMC §28.15.080);
2. Modifications (three) to allow the garages on Lots 1, 3 and 4 to exceed 750 square feet (SBMC §28.87.160.4);
3. A Public Street Frontage Waiver to create three new lots that do not front on a public street (SBMC, §22.60.300);
4. A Tentative Subdivision Map to allow the division of one parcel(s) into four lots (SBMC 27.07); and
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 Sections 15315 [Minor Land Divisions] and 15303 [New Construction].

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

**** Approved with amended conditions. ****

Bartlett/Myers Vote: 4/3

Abstain: 0

Absent: 0

Resolution No. 014-07. **

V. **DRAFT MITIGATED NEGATIVE DECLARATION PUBLIC COMMENTS HEARING:**

ACTUAL TIME: 5:34 P.M.

APPLICATION OF HAL HILL, AGENT FOR THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, OO E. CABRILLO BOULEVARD, APNs 033-120-0RW, -015, AND 033-111-011, PR/S-D-3 AND HRC-2/S-D-3 ZONES, GENERAL PLAN DESIGNATIONS: RECREATION AND OPEN SPACE, (MST2004-0000878/CDP2007-00001)

The project would replace the existing structurally deficient Cabrillo Boulevard Bridge over Mission Creek and improve the hydraulic conveyance of Mission Creek from State Street to the Pacific Ocean. The banks of Mission Creek from Cabrillo Boulevard to State Street would be rebuilt in compliance with the approved Lower Mission Creek Flood Control Project.

The project requires approval of a Coastal Development Permit (CDP), recommendations to the California Coastal Commission for approval of a CDP in their permanent jurisdiction, Historic Landmarks Commission approval for bridge design, landscaping, and bank replacement, a US Army Corps of Engineers 404 permit, a California Department of Fish and Game Streambed Alteration Permit, and a Regional Water Quality Control Board - 401 certification.

Comments on the adequacy of the proposed Draft Mitigated Negative Declaration (MND) are invited from public agencies, community interest groups, and individual members of the public. We request the views of public agencies as to the scope and content of environmental information germane to agency statutory responsibilities for the project. Some agencies may need to use the MND prepared by our agency when considering approvals for the project. Please provide the name of an agency contact persons, if applicable. The public comment period ends on Wednesday, March 28, 2007.

An Initial Study, describing potentially significant project impacts and required mitigation measures and less than significant impacts in other issue areas, is available for review at the City Planning Division located at 630 Garden Street, or online at www.SantaBarbaraCA.gov.

Case Planner: Michael Berman, Project Planner
Email: mberman@SantaBarbaraCA.gov

**** Discussion held. ****

VI. **ADMINISTRATIVE AGENDA:**

THE ADMINISTRATIVE AGENDA WAS CONTINUED TO THE APRIL 5TH MEETING.

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

VII. ADJOURNMENT:

**** Motion to adjourn.
Larson/White Vote: 7/0
Abstain: 0
Absent: 0****

**** Meeting adjourned at 6:04 p.m. ****