



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, APRIL 19, 2007
1:00 P.M.**

I. NOTICES:

A. TUESDAY, APRIL 17, 2007
SITE VISIT

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
2108 Las Canoas 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.

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

B. THURSDAY, APRIL 19, 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. ****

2. Review and consideration of the following Planning Commission Resolutions and Minutes:
 - a. Draft Minutes of March 8, 2007
 - b. Draft Minutes of March 15, 2007
 - c. Resolution 011-07
3250 Braemar Drive
 - d. Resolution 012-07
25 S. Calle Cesar Chavez
 - e. Resolution 013-07
817 N. Milpas Street
 - f. Resolution 014-07
561 W. Mountain Drive

**** Reviewed and considered. ****

- 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.

**** 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:

ACTUAL TIME: 1:09 P.M.

APPLICATION OF DAN AND LORNA MCGILVRAY, 2108 LAS CANOAS ROAD, 021-030-031, A1/ SINGLE-FAMILY RESIDENCE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2005-00456)

The project consists of a proposal for a new 2,192 square foot one-story single-family dwelling and a 611 square foot detached garage with a second-floor 478 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District. Grading of the site involves 490 cubic yards of cut and 505 cubic yards of fill outside of the main building footprint.

The discretionary applications required for this project are:

1. Neighborhood Preservation Ordinance Findings for grading in excess of 500 cubic yards outside of the building footprint (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 15303, for new construction of small structures.

Case Planner: Jaime Limón, Senior Planner
Email: jlimon@SantaBarbaraCA.gov

**** Approved project with amended condition.**

Myers/Bartlett Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)

Resolution No. 017-07. **

IV. CONTINUED ITEMS:

ACTUAL TIME: 1:13 P.M.

A. APPEAL OF APPLICATION OF SUZANNE ELLEDGE PERMIT PROCESSING, TIFFANY CAMPBELL, AGENT FOR PUEBLO VIEJO PROPERTIES, 128-138 EAST CANON PERDIDO STREET AND 825-833 SANTA BARBARA STREET, APN: 031-011-004, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES AND MAJOR PUBLIC AND INSTITUTIONAL (MST2003-00243). Continued from February 15, 2007

The project consists of alterations to an existing mixed-use complex, consisting of one and two-story buildings, for "as-built" changes including converting the existing 15 residential garages to a laundry room, motorcycle parking, residential storage and commercial square footage which will include alterations to the existing garage doors, a new gate to eliminate vehicle access to the site from Santa Barbara Street and Development Plan approval to allow 1,434 square feet of new non-residential floor area for the conversion of the garages from residential to commercial. The project would result in eliminating the existing residential parking and providing no additional parking for the converted commercial square footage.

The discretionary applications required for this project are:

1. A Modification of the residential parking requirements to allow no parking spaces instead of the required number of parking spaces for the existing residences and of the nonresidential parking requirements to allow no parking spaces instead of the required number of parking spaces for the conversion of the residential garages to nonresidential storage space (SBMC Chapter 28.90);
2. A lot area Modification to allow the conversion of existing garage space to a laundry room on a property that is non-conforming to residential density (SBMC §28.21.080); and
3. Development Plan Approval for 1,434 square feet of new non-residential floor area, converted from existing residential garage space (SBMC §28.87.300).

This project was denied by the Staff Hearing Officer and has been appealed by the property owners to the Planning Commission.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: JoAnne La Conte, Assistant Planner
Email: jlaconte@SantaBarbaraCA.gov

**** Upheld the appeal of the denial by the
Staff Hearing Officer with amended conditions.
Thompson/Bartlett Vote: 6/0
Abstain: 0
Absent: 1 (Jostes)
Resolution No. 018-07. ****

ACTUAL TIME: 2:33 P.M.

B. 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). Continued from March 8, 2007

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 2,725 net square feet of commercial space and six residential condominiums. The commercial space is proposed to be divided into six commercial condominiums, 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 1,681 to 2,514 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 ground level garage, which includes six, two-car garages for the residential units and 11 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. Modification to allow less than the required guest parking for the project (SBMC §28.90.100.G.3.d.);
2. Modification for front yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
3. Modification for interior yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);

4. Modification for rear yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
5. Tentative Subdivision Map to create a one-lot subdivision for six commercial and six residential condominium units (SBMC§27.07 and 27.13);
6. Conditional Use Permit to allow a driveway and parking area for non-residential uses in a residential zone (SBMC § 28.94.030.H); and
7. Development Plan Approval allow the construction of 2,725 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

**** Continued to May 17, 2007.**

Bartlett/Myers Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)**

V ENVIRONMENTAL SCOPING HEARING:

Commissioner Jacobs stepped down from this item, Vice Chair Myers assumed the Chair.

ACTUAL TIME: 2:33 P.M.

APPLICATION OF THE CONCEPTUAL MOTION COMPANY, AGENT FOR DBN CARRILLO LLC, 210 W. CARRILLO STREET, APN 039-271-025, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2005-00772).

The project consists of the demolition of the existing Carrillo Plaza/Radio Square commercial site, comprised of 18,547 square feet of various retail and service commercial uses, and the construction of a new two, three and four-story mixed-use project with 55 residential units and 18,369 square feet (net) of commercial space. Twenty five of the residential units would be bonus density units with twenty-one residential units proposed to be affordable. Five of the residential units would be live/work units. The proposed commercial area consists of one 14,281 square foot (net) commercial condominium separated into nine units and 439 square feet of common area. The commercial square footage associated with the five live/work condominiums would total 3,649 square feet (net). Two levels of subterranean parking are proposed with a total of 175 parking spaces. Vehicular access to and from the parking area is proposed

with entrance and exit ramps along Carrillo Street and an exit only ramp along De la Vina Street.

Required Permits: The proposed development would require the following discretionary applications:

1. Modification of the lot area requirements to allow 25 bonus density residential units on a lot in the C-2 Zone (SBMC§28.21.080); and
2. Tentative Subdivision Map for a one-lot subdivision to create fifty-five (55) residential condominium units (including 5 live/work units) and one 14,281 square foot commercial condominium with 439 square feet of common commercial area (SBMC§27.07 and 27.13).

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@SantaBarbaraCA.gov

**** Hearing held. ****

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.

**** Review given ****

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

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**** Approved the minutes and resolutions as corrected.
Thompson/Larson Vote: 5/0
Abstain: 0
Absent: 2 (Jostes, Jacobs)****

VI. ADJOURNMENT:

**** Meeting adjourned at 3:28 p.m. ****