



**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, MAY 3, 2007
1:00 P.M.**

I. NOTICES:

A. TUESDAY, MAY 1, 2007
SITE VISIT

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
517 W. Figueroa Street
1936 El Camino de la Luz
495 S. Fairview Avenue

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, MAY 3, 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 ITEM:

ACTUAL TIME: 1:06 P.M.

APPLICATION OF JIM LECRON ARCHITECT FOR BRUCE AND JANICE HARTOCH TAYLOR, 1936 EL CAMINO DE LA LUZ, 045-100-010, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2004-00727)

The proposed project involves a 976 square foot, first floor addition, a 667 square foot, second floor addition and the expansion of an existing raised porch to an existing 1,079 square foot one-story residence on a raised foundation, the construction of a attached 474 square foot two-car garage, and the removal of a 13-inch Olive tree. The project additions include the legalization of the as-built construction including the conversion of the 399 square foot, garage conversion to habitable space, a 240 square foot as-built addition to the rear of converted garage; and a 105 square foot as-built raised deck and spa. These items were approved under a previous permit, which expired before final inspections were completed. The project will result in a two-story 2,722 square foot, two-story, single-family residence with a detached 441 square foot, two-car garage on a 14,503 square foot lot. The discretionary application required for this project is: A Coastal Development Permit (CDP2006-00017) 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 15301.

Case Planner: Suzanne Johnston, Associate Planner
Email: sjohnston@SantaBarbaraCA.gov

**** Approved the Coastal Development Permit.
Thompson/Jostes Vote: 7/0
Abstain: 0
Absent: 0
Resolution No. 019-07. ****

IV. DISCUSSION ITEM:

ACTUAL TIME: 1:09 P.M.

PRESENTATION AND DISCUSSION OF THE PROPOSED PLANNING DIVISION TWO-YEAR FINANCIAL PLAN FOR FISCAL YEARS 2008 - 2009 AND THE RECOMMENDED OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR 2008.

Case Planner: Bettie Weiss, City Planner
Email: bweiss@SantaBarbaraCA.gov

**** Discussion held. ****

V. **NEW ITEMS:**

ACTUAL TIME: 2:12 P.M.

A. **APPLICATION OF JEFF SPEARS, AGENT FOR FEDERAL EXPRESS CORP., 495 SOUTH FAIRVIEW AVENUE, 073-045-003, A-F, S-D-3, AIRPORT FACILITIES, AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST 2006-00131, CDP2006-00131)**

The proposed project involves a remodel of approximately 22,000 square feet of existing office space and approximately 40,000 square feet of existing aircraft hangar space at the Santa Barbara Airport for a parcel sort facility including van staging, storing, and maintenance by the Federal Express Corporation. The project would be located in Hangar 3 of the Ampersand Building accessed from South Fairview Avenue via Edward Verhelle Road. External work would include the removal of 19 parking spaces and the addition of signage and landscaping features in the parking area. The discretionary application required for this project is a Coastal Development Permit to remodel an aircraft hangar in the 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 Sections 15301 and 15304.

Case Planner: Andrew Bermond, Assistant Planner
Email: abermond@SantaBarbaraCA.gov

**** Approved Coastal Development Permit
with additional condition.
Thompson, /Myers Vote: 7/0
Abstain: 0
Absent: 0
Resolution No. 020-07. ****

ACTUAL TIME: 2:36 P.M.

B. **APPLICATION OF MARK WIENKE FOR STEVE JOHNSON, PROPERTY OWNER, 517 W FIGUEROA STREET, APN 039-250-020, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2005-00143)**

The proposed project is for conceptual review and consists of three requests:

- 1) Amend an approved Parcel Map (Resolution No. 009-005) to expand a designated building envelope an additional twenty-three feet to the west and modify conditions related to the building envelope.
- 2) A request to modify the applicable conditions of approval related to the drainage swale by installing a below grade bio filter and developing a portion of the swale instead of replanting with native vegetation.
- 3) A request to clarify the use of a bike path easement that was recorded as part of a condition of approval of the parcel map. As proposed, a 16 foot wide driveway would share a portion of the bike path easement and a dual use driveway/bike path would be created.

The project site is vacant with a drainage swale located on the southern property line and the Old Mission Creek Drainage on the south-eastern property line.

The purpose of the concept review is to allow the Planning Commission and the public 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:

The discretionary applications required for this project are:

1. Map Amendment (SBMC § 27.07.110);
2. Condominium Subdivision (SBMC § 27.13.070)

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

**** Review held. ****

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.

**** Review given ****

VI. ADJOURNMENT:

****Move to adjourn meeting at 4:14 p.m.**

Thompson, /Myers Vote: 7/0

Abstain: 0

Absent: 0**