



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, SEPTEMBER 13, 2007
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, SEPTEMBER 11, 2007 **7:45 A.M.**
SITE VISIT
630 GARDEN STREET
Community Development Parking Lot
927 and 933 Olive Street
737 East Anapamu Street (post construction)

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. 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 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website to verify closure dates.
- 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/pc 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.

**** No 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. NEW ITEMS:

ACTUAL TIME: 1:04 P.M.

APPLICATION OF KEITH RIVERA, ARCHITECT FOR SYNCON HOMES, 927 & 933 OLIVE STREET, APNs: 029-302-030 & 029-302-031, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2006-00421)

The project consists of a proposal to demolish two existing single-family homes and two existing garages and construct a five-unit condominium development. The project includes five two-bedroom units ranging from approximately 2,100 square feet to 2,150

square feet on an 11,761 square foot lot. Parking would be provided within five two-car garages. The project will include a voluntary lot merger to combine the two existing parcels.

The discretionary applications required for this project are:

1. A Modification to allow encroachments into the interior yard setbacks. (SBMC §28.92.026.A);
2. A Modification to allow encroachments into the rear yard setback. (SBMC §28.92.026.A); and
3. A Tentative Subdivision Map for a one-lot subdivision to create five (5) residential condominium units (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15303 [New Construction].

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

**** Approved the project with added conditions.
Jostes/White Vote: 5/0
Abstain: 0
Absent: 2 (Jacobs, Larson)
Resolution No. 034-07. ****

V. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports.

**** None ****

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

**** Review given ****

C. Action on the review and consideration of the draft minutes of July 12, 2007.

**** Review rescheduled for September 20, 2007 ****

VI. ADJOURNMENT:

**** Meeting adjourned at 2:21 p.m. ****