



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 20, 2007
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, SEPTEMBER 18, 2007
SITE VISIT

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

819 Garden Street
930 Miramonte Drive
500 James Fowler 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 visits held. ****

- B. THURSDAY, SEPTEMBER 20, 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. Conditions for Solar Installations – Discussion
Planner: Heather Baker, Project Planner
Email: hbaker@SantaBarbaraCA.gov

**** Discussion held ****

2. 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 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website to verify closure dates.
- 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/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.

**** 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. CONTINUED ITEM:

ACTUAL TIME: 1:10 P.M.

To avoid any perceived conflict of interest, Commissioner White stepped down from hearing this item due to a longstanding business association with the applicant.

APPLICATION OF JYL RATKEVICH ARCHITECT/AGENT FOR PROPERTY OWNER, 2519 ORELLA STREET, 025-021-007, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL (12 UNITS/ACRE) (MST2007-00038)

The proposed project involves a proposal to convert six (6) existing one-bedroom units and one (1) studio unit to seven (7) condominium units. The proposal includes, new paving and landscaping, demolition of an existing garage and construction of a new storage building. Seven parking spaces currently exist on site and one additional parking space for guest parking is proposed for a total of eight parking spaces. A single car garage, partially located in the required side yard setback, will be demolished and a freestanding storage building, with individual secure space for each of the units, will be constructed on the western side of Unit 2519A. Exceptions to the physical standards for condominium conversions have been requested for all of the units to be less than the required unit size, the location of the storage space and for having less than the required number of parking spaces per unit.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create seven (7) residential condominium units (SBMC 27.07 and 27.13); and
2. A Condominium Conversion Permit to convert seven (7) existing residential units to seven (7) condominium units, including an exception to reduce the required parking for each unit from 1.5 to 1.0 space per unit, the unit size requirements for Unit 2519 C and an exception of the storage space location requirement (SBMC 28.88).

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: Peter Lawson, Associate Planner

Email: plawson@SantaBarbaraCA.gov

**** Approved with added conditions.**

Thompson/Myers Vote: 3/2 (Jostes, Myers)

Abstain: 0

Absent: 2 (Jacobs, White)

Resolution No. 037-07. **

IV. STAFF HEARING OFFICER SUSPENSION:

ACTUAL TIME: 1:52 P.M.

Commissioner White returned to the dais. At 1:52 P.M.

**APPLICATION OF JEFF SHELTON FOR JULIE & STEVEN SHULEM,
819 GARDEN STREET, APN 031-012-011, C-2 COMMERCIAL ZONE,
GENERAL PLAN DESIGNATION: OFFICE & RESIDENTIAL (MST2005-00439)**

The 1,881 square foot project site is currently developed with a 702 square foot office building. The proposed project involves: demolition of the existing structure, and the construction of a mixed-use building consisting of a first floor 2-car garage with office, second floor office, third & fourth floor residence, and a roof-top deck. The project includes two deeded off-site parking spaces. The discretionary application required for the project is a Modification to not provide the 10% open space as required in SBMC §28.21.080F.

The Staff Hearing Officer approved this project on August 1, 2007, the approval decision was subsequently suspended at the request of the Planning Commission in accordance with SBMC§28.05.020A. The Planning Commission may affirm, reverse or modify the decision of the Staff Hearing Officer.

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

**** Approved modification subject to an
Additional condition.
White/Bartlett Vote: 6/0
Abstain: 0
Absent: 1 (Jacobs)
Resolution No. 038-07. ****

V. ENVIRONMENTAL HEARING:

ACTUAL TIME: 3:32 P.M.

**APPLICATION OF TRISH ALLEN, SEPPS, AGENT FOR VISITING NURSE
AND HOSPICE CARE OF SANTA BARBARA, 930 MIRAMONTE DRIVE, APN
035-023-003 A-1, ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: 3 UNITS/ACRE (MST2004-00743)**

The project consists of the development of a new 18-bed hospice facility for the Visiting Nurse and Hospice Care of Santa Barbara at the site of the former Community

Environmental Council building. The existing 3,990 square foot two-story building would be retained, and the garden center and garage buildings (1,093 square feet total) would be demolished. A new 11,890 square foot hospice facility building would be developed along the north and east sides of the existing building that is to be retained. The new building would provide 18 beds/rooms for clients, along with other accessory facilities. The existing building would be used for offices and other staff-related purposes. A total of 26 parking spaces would be provided including four surface parking spaces and 22 parking spaces in an underground parking garage. The proposed project would widen the existing driveway to a uniform 20-foot width and a new fire truck turn-around area would be provided at the top of the driveway. To facilitate the widening of the driveway, retaining walls would be provided along the western and eastern sides of the driveway.

The purpose of the hearing is to receive comments on the Draft Mitigated Negative Declaration. Written comments should be sent at the earliest possible date, but must be submitted no later than **Monday, October 1, 2007 at 4:30 p.m.** Please send your written comments to: City of Santa Barbara, Planning Division, Attn: **Kathleen Kennedy, Associate Planner**, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to **kkennedy@SantaBarbaraCa.gov**

Case Planner: Kathleen Kennedy, Associate Planner and Debra Andaloro, Project Planner
Email: kkennedy@SantaBarbaraCA.gov and dandaloro@SantaBarbaraCA.gov

**** Hearing held ****

VI. NEW ITEM:

ACTUAL TIME: 4:06 P.M.

APPLICATION OF OWEN THOMAS, AGENT FOR THE CITY OF SANTA BARBARA, 500 JAMES FOWLER ROAD, 073-450-003 (APN), A-F/S-D-3, AIRPORT FACILITIES/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2007-00002)

The project involves construction of a new two-story Airline Terminal facility measuring approximately 65,740 square feet (SF). The new facility would be located south of the existing 20,000 SF main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers, baggage claim pavilions, switchgear building and short-term parking kiosk totaling 22,937 SF, which are currently part of the existing Terminal complex, would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. A new 305 SF parking control building would be constructed for the short-term parking lot. . The discretionary applications required for this project are:

1. A Development Plan to allow the construction of 43,108 net square feet of additional nonresidential development in the Terminal Complex allocated from the Community Priority General Plan Category (SBMC § 28.87.300); and
2. A Coastal Development Permit to allow new Airline Terminal structures and facilities in the Appealable Jurisdiction of the Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has prepared an addendum to the Aviation Facilities Plan Environmental Impact Report because new information, and changes in circumstances, project description, impacts and mitigations are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

Case Planner: Laurie Owens
Email: lowens@SantaBarbaraCA.gov

**** Approved project with amended conditions.
Thompson/Larson Vote: 6/0
Abstain: 0
Absent: 1 (Jacobs)
Resolution No. 039-07. ****

VII. 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 draft minutes of July 12, 2007. Rescheduled from September 13, 2007.

**** Approve draft minutes of July 12, 2007.
Larson/Thompson Vote: 6/0
Abstain: 0
Absent: 1 (Jacobs) ****

VI. ADJOURNMENT:

**** Meeting adjourned at 5:25 p.m. ****