



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, OCTOBER 18, 2007
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, October 16, 2007 **7:45 A.M.**
SITE VISIT
630 GARDEN STREET
Community Development Parking Lot
526 West Anapamu Street
1015, 1021, and 1025 Santa Barbara Street
540 West Pueblo Street
812 Alston Lane

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, October 18, 2007 12:15 P.M.
LUNCH
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 August 30, 2007
 - b. Resolution 032-07
103 South Calle Cesar Chavez
 - c. Resolution 033-07
20 and 25 David Love Place

**** 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 8:00 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.

**** 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. NEW ITEMS:

ACTUAL TIME: 1:04 P.M.

- A. **APPLICATION OF ISAAC ROMERO OF SUZANNE ELLEDGE PERMIT PLANNING SERVICES, AGENT FOR OWNER RAYE HASKELL, 812 ALSTON LANE, 015-120-021, A-2 SINGLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 2 UNITS PER ACRE (MST2007-00175)**

The project involves the subdivision of a 74,173 square foot parcel (net) into two parcels totaling 40,059 net square feet (Parcel 1) and 34,114 net square feet (Parcel 2) in the A-2 Zone. The existing single-family residence would remain on proposed Parcel 2. Access to both lots would be via a reciprocal access easement.

The discretionary applications required for this project are:

1. Street Frontage Modifications (two) to allow the two newly created lots to have less than the required 100 feet of frontage on a public street (SBMC §28.15.080 and §28.92.110.A);
2. A Modification to allow Parcel 2 to have less than the required lot area for slope density in the A-2 Zone (SBMC§28.15.080); and
3. A Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC § 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (minor land divisions).

Case Planner: Kelly Brodison, Assistant Planner
Email: kbrodison@santabarbaraca.gov

**** Approved with additional conditions.
Jostes/White Vote: 4/2 (Thompson, Bartlett)
Abstain: 0
Absent: 1 (Myers)
Resolution No. 041-07. ****

ACTUAL TIME: 2:02 P.M.

B. APPLICATION OF MARK WIENKE ARCHITECT FOR MARK JACOBSEN, 526 W ANAPAMU STREET, 045-161-030, R-3 ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL (12 UNITS/ACRE) (MST2005-00311)

The project consists of demolition of two single-family residences and one detached garage, and the construction of five attached, two-story condominium units and five attached two-car garages on a 10,199 square foot lot. Two two-bedroom units and three one-bedroom units are proposed; four units would be 1,120 square feet and one unit would be 1,113 square feet. The applicant has requested a modification to allow a single-story portion of each garage to encroach three feet into the interior yard setback.

The discretionary applications required for this project are:

1. A Modification to allow the garages to encroach three feet into the required side yard setback (SBMC §28.92.026.A); and
2. 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 Section 15332.

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

**** Approved with additional conditions.
Jostes/Thompson Vote: 6/0
Abstain: 0
Absent: 1 (Myers)
Resolution No. 042-07. ****

IV. CONCEPT REVIEW:

The following item has been continued to November 1, 2007 and will not be renoticed.

APPLICATION OF KEN MARSHALL, AGENT FOR THE CANCER CENTER OF SANTA BARBARA, 540 W. PUEBLO STREET, 025-090-005, -008, -022, -023, -024, -031, -039, -040, -046, -047, C-O, MEDICAL OFFICE ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2007-00092) Continued to November 1, 2007

The proposed project involves an addition to the existing Cancer Center facility located at 540 W. Pueblo Street. The proposed new development will include the demolition of 14,119 square feet of existing floor area and the construction of 42,947 square feet of new commercial space. The project proposes to remove eight existing residential units and construct 12 new residential units to be leased as apartments to Cancer Center employees and/or members of the public. Approximately 141 new parking spaces are proposed, including 84 covered parking spaces and 52 uncovered parking spaces.

The discretionary applications required for this project are:

1. Development Plan Approval to allow non-residential development that exceeds 3,000 square feet (SBMC§28.87.300); and
2. Design Review Approval by the Architectural Board of Review (SBMC §22.68).

The purpose of the concept review is to allow the Planning Commission 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 project scope and design layout. 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.

Case Planner: Irma Unzueta, Project Planner
Email: iunzueta@santabarbaraca.gov

**** Continued to November 1, 2007****

V. NEW ITEM:

ACTUAL TIME: 3:28 P.M.

APPLICATION OF CEARNAL ANDRULAITIS LLP, ARCHITECT FOR HAYWARDS FAMILY PARTNERSHIP, 1015, 1021 & 1025 SANTA BARBARA STREET, APN 029-211-006, -007, -008, & -009, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES, MAJOR PUBLIC AND INSTITUTIONAL (MST2006-00224)

The proposed project involves the construction of a new three and four-story mixed-use development consisting of 15 residential condominium units (three one-bedroom, six two-bedroom and six three-bedroom units) and two commercial condominium units (one

9,263 square foot unit and one 3,200 square foot unit for a total of 12,463 square feet). Two of the residential units would be subject to the Inclusionary Housing Ordinance (restricted for owner-occupied middle-income or upper-middle income households) and two of the residential units would be live/work units. Parking would be located within an underground parking structure with 55 parking spaces. The four existing parcels totaling 31,310 square feet would be merged and the existing 15,371 square feet of existing commercial space and 45 existing parking spaces would be demolished.

The discretionary applications required for this project are:

1. Modification of the lot area requirement to allow two bonus density inclusionary 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 two commercial condominium units and 15 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 Act Guidelines Section 15332 (In-fill Development Project).

Case Planner: Kathleen Kennedy, Associate Planner

Email: kkennedy@santabarbaraca.gov

**** Continued to November 15, 2007.**

Jostes/Bartlett Vote: 6/0

Abstain: 0

Absent: 0**

VI. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.

**** Continued to November 1, 2007 ****

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

**** None ****

- C. Action on the review and consideration of the items listed in I.B.2. of this Agenda.

**** Approve the minutes and resolutions of August 30, 2007 with edits.**

White/Larson Vote: 4/0

Abstain: 2 (Jacobs, Bartlett)

Absent: 1 (Myers) **

VII. ADJOURNMENT:

**** Adjourn the meeting of October 18, 2007.**

Jostes/Larson Vote: 6/0

Abstain: 0

Absent: 1 (Myers) **

**** Meeting adjourned at 5:18 p.m. ****