



Chair Charmaine Jacobs
Commissioner Bruce Bartlett
Commissioner Stella Larson
Commissioner Harwood A. White, Jr.

Vice-Chair George C. Myers (*absent*)
Commissioner John Jostes
Commissioner Addison S. Thompson

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, NOVEMBER 15, 2007
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, NOVEMBER 13, 2007 7:45 A.M.
SITE VISIT

630 GARDEN STREET
Community Development Parking Lot
814 Orange 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 visit held. ****

- B. THURSDAY, NOVEMBER 15, 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. ****

- 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. STAFF HEARING OFFICER SUSPENSION:

ACTUAL TIME: 1:08 P.M.

APPLICATION OF AM DESIGN & DRAFTING FOR FRANCISCO ESPINOSA, 814 ORANGE AVENUE, APN 037-024-007, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2006-00437)

The 5,625 square foot project site has frontage onto Orange and Wentworth Avenues. Current development on site consists of a single-family residence and two-car garage. The proposed project involves demolition of all existing development on site and the construction of a two-story duplex with a two-car garage and two uncovered spaces.

1. The discretionary application required for this project is a Modification to allow the uncovered parking spaces to be located within the required interior yard setbacks.

The Staff Hearing Officer approved this project on September 26, 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 15303.

Case Planner: Roxanne Milazzo, Assistant Planner
Email: rmilazzo@SantaBarbaraCA.gov

**** Affirmed decision of the Staff Hearing Officer with added conditions.**

White/Bartlett Vote: 6/0

Abstain: 0

Absent: 1

Resolution No. 045-07. **

IV. NEW ITEM:

ACTUAL TIME: 1:31 P.M.

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

The project consists of the development of a new 18-bed hospice facility for Visiting Nurse and Hospice Care of Santa Barbara at the site of the former Community Environmental Council facility. 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. To facilitate the widening of the driveway, retaining walls would be provided along the western and eastern sides of the driveway.

The discretionary application required for this project is a Conditional Use Permit to allow a State-licensed residential care facility for the elderly, community care facilities and hospices serving more than 12 individuals in the A-1 zone (SBMC Section 28.94.030.Q).

The Planning Commission will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Kathleen Kennedy, Assistant Planner

Email: kkennedy@SantaBarbaraCA.gov

**** Approved with added conditions.**

Jostes/Larson Vote: 6/0

Abstain: 0

Absent: 0

Resolution No. 046-07. **

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.

**** None ****

C. Action on the review and consideration of the draft minutes and resolution listed in V.C. of this Agenda.

1. Draft minutes of October 11, 2007
2. Resolution 040-07
1727 Santa Barbara Street

**** Approve the minutes and resolution of October 11, 2007 as edited.**

White/Larson Vote: 5/0

Abstain: 1 (Thompson)

Absent: 1(Myers) **

VI. ADJOURNMENT:

**** Meeting adjourned at 3:13 p.m. ****