



**Chair George C. Myers
Commissioner Bruce Bartlett
Commissioner John Jostes
Commissioner Harwood A. White, Jr.**

**Vice Chair Stella Larson
Commissioner Charmaine Jacobs
Commissioner Addison S. Thompson**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, MARCH 6, 2008
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

**A. TUESDAY, MARCH 4, 2008
SITE VISITS**

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
210-216 Meigs Road/290 Lighthouse Road
1330 Chapala Street

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.

**B. THURSDAY, MARCH 6, 2008
LUNCH**

12:00 NOON
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. 1425 Mission Ridge Road – Substantial Conformance Request
Planner: Joanne La Conte; Jaime Limón, Senior Planner
Email: jlaconte@SantaBarbaraCA.gov; jlimon@SantaBarbaraCA.gov
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

3. Review and consideration of the following Planning Commission Resolutions and Minutes:
 - a. Draft Minutes of December 13, 2007
 - b. Resolution 047-07
Recommendation to City Council on Neighborhood Preservation Ordinance Amendments
 - c. Draft Minutes of December 20, 2007
 - d. Resolution 048-07
132 and 134 Harbor Way
 - e. Resolution 049-07
1015, 1021 and 1025 Santa Barbara Street
- 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. A video copy of this meeting will be viewable on computers with high speed internet access the following Monday at Noon. Click on *Online Meetings* at www.santabarbaraca.gov/pc
- D. **AMERICAN 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. This 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 as it proceeds through the planning process. 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. 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.

1. The project at 3455 Marina Drive was continued for redesign from January 10, 2008 to March 6, 2008. This project is now continued indefinitely.
- B. Announcements and appeals.
- 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.]

III. CONTINUED ITEM:

The following item was continued from December 6, 2007

APPLICATION OF JESSICA GRANT & NILS HAMMERBECK AGENTS FOR ANDREAS VON BLOTNITZ, 565 YANKEE FARM ROAD, 047-030-005 A-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2005-00759)

The proposed project involves demolition of an existing single family residence, with attached carport, and constructing a new residence with an attached garage. The proposed two-story residence would be approximately 6,960 square feet with an attached 730 square foot garage and an attached 402 square foot workshop. Additionally, a swimming pool with a 450 square foot cabana would be constructed approximately twenty-five feet south of the residence. Approximately 2,945 cubic yards of cut and 2,600 cubic yards of fill would be required for the project. The excess 345 cubic yards would remain on site. Access to the site would be provided by the existing driveway, which will be repaved and widened to sixteen feet, once utilities are installed. A fire hydrant would be installed at the end of a hammer head turnaround and is part of fire access and safety plan consistent with Fire Department requirements.

The discretionary applications required for this project are:

1. Coastal Development Permit (SBMC § 28.44.060 Permit Required).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, New Construction or Conversion of Small Structures.

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

IV. NEW ITEM:

APPLICATION OF AUDREY DUNLOP, TYNAN GROUP, AGENT FOR MICHAEL STEVENS AND SANTA BARBARA SCHOOL DISTRICT, PROPERTY OWNERS, 210 MEIGS, 216 MEIGS AND 290 LIGHTHOUSE ROAD; APN 045-110-011, 045-110-013 AND 045-110-009; E-3/S-D-3 ONE FAMILY RESIDENTIAL / COASTAL OVERLAY ZONE AND PR/S-D-3 PARK AND RECREATION / COASTAL OVERLAY ZONE; GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2006-00476)

The applicant is requesting that the city initiate a Change in Zone for 216 Meigs Road from PR/S-D-3 (Parks and Recreation/Coastal Overlay Zone) to E-3/S-D-3 (One Family Residential/Coastal Overlay Zone), and a General Plan/Coastal Plan Map Amendment

from Major Public and Institutional to Residential – 5 units per acre on 216 Meigs Road and portions of 210 Meigs and 290 Lighthouse Road. At this time, the discretionary applications required for this project are an Initiation of a Zone Change (SBMC §28.92.015) and a General Plan/Local Coastal Plan Map amendment (SBMC §28.07 and 28.44.250).

The Planning Commission may provide comments on the conceptual development project related to the request for a Change in Zone and General Plan/Local Coastal Plan Map Amendment. However, no action on any project will be taken at this time, nor will any determination be made regarding environmental review of a proposed project.

Case Planner: Allison De Busk, Associate Planner
Email: adebusk@SantaBarbaraCA.gov

V. CONCEPT REVIEW:

APPLICATION OF LISA PLOWMAN, AGENT FOR METROPOLITAN THEATRES CORPORATION, 1330 CHAPALA STREET, 039-131-001 AND 039-131-007, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES AND RESIDENTIAL (MST2007-00371)

The proposed project involves the construction of a mixed-use development consisting of 15,000 square feet of commercial space and 29 residential units, including five affordable units, and an underground parking garage containing 85 parking spaces. The project site is directly adjacent to the Arlington Theater and is currently used as a commercial parking lot.

The discretionary applications required for this project are:

1. Development Plan Approval to allow the non-residential development that exceeds 3,000 square feet (SBMC § 28.87.300);
2. Transfer of Existing Development Rights (TEDR), with sending site to be determined (SBMC Chapter 28.95);
3. Tentative Subdivision Map for a one-lot subdivision to create 29 residential condominium units (SBMC Chapters 27.07 and 27.13); and
4. Design Review Approval by the Historic Landmarks Commission (SBMC § 22.68).

Other possible discretionary applications include, but are not limited to, the following:

5. Modifications may be required if yard and/or distance between building requirements are not met (SBMC § 28.21.060 and § 28.21.070).

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. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **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

VI. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.
- C. Action on the review and consideration of the items listed in I.B.2. of this Agenda.

VII. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

NOTE: State legislation requires persons who contributed \$250 or more to appointed members of boards or commissions within the past twelve (12) months to so inform the Chairman prior to speaking.

The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Commission time to adequately consider the information. The preferred submittal time for written statements is Monday at noon for the Thursday meeting. Written statements submitted at the meeting are limited to two (2) pages and ten (10) copies are required.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chairman.

Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at Phone 564-5470.

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