



**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 – 735 ANACAPA STREET
THURSDAY, APRIL 10, 2008
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

**A. TUESDAY, APRIL 8, 2008
SITE VISITS**

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
3339 Cliff Drive

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, APRIL 10, 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. Streets Capital CIP – 2nd year
John Ewasiuk, Principal Engineer
Email: jewasiuk@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 January 3, 2008
 - b. Draft Minutes of January 10, 2008
 - c. Resolution 001-08
1236 San Andres Street
 - d. Draft Minutes of January 17, 2008
 - e. Resolution 002-08
1596 Oramas Road
 - f. Resolution 003-08
319 N. Milpas Street
 - g. Draft Minutes of January 24, 2008
- C. This regular meeting of the Planning Commission begins at 1:00 p.m. on Thursday and can be viewed live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov/pc and then clicking *Online Meetings*.
- 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.
- 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. CONSENT ITEMS:

APPLICATION OF DAWN SHERRY, ARCHITECT FOR JOHN SHELDON, 3339 CLIFF DRIVE, 047-082-015, A-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT/ACRE (MST2007-00607, CDP2008-00007)

The proposed project involves replacement of approximately 859 square feet of an existing pool-level patio and 336 square feet of an existing upper-level patio with flagstone over concrete; replastering and coping of the existing swimming pool; and replacement of 423 square feet of gravel driveway with concrete. A Coastal Exemption was granted for replacement of a portion of the upper-level patio located at a distance greater than 50 feet from the bluff top and beyond the 75 year bluff retreat setback line (MST2007-00455). Both the pool-level patio and the upper-level patio were removed without the benefit of permits. Landscaping changes in the rear yard, including replacement of lawn with drought-tolerant plants, will be completed in accord with Planning Commission Resolution 005-02 and ABR-approved plans (MST2000-00612). The project site is located on a 1.3-acre lot in the Hillside Design District and Appealable Jurisdiction of the Coastal Zone. The site is currently developed with a 3,223 square foot single-family residence and 612 square foot attached garage.

The discretionary application required for this project is:

- 1. A Coastal Development Permit (CDP2008-00007) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

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: Daniel Gullett, Associate Planner
Email: dgullett@santabarbaraca.gov

IV. CONTINUED ITEM:

APPLICATION OF MIKE SILVA, 3455 MARINA DRIVE, 047-022-004, A-1/SD-3 SINGLE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2007-00221)

Revised proposal to construct a 5,390 square foot one-story single-family residence including a 574 square foot three-car attached garage. The project includes a swimming pool, patio, a 27 square foot half-bath structure, septic system, site walls, synthetic putting green, and landscaping. The lot has street frontage on Marina Drive to the north and Cliff Drive to the south. The vacant lot is reduced from 1.34 to 1.17 acres by a public right-of-way easement along Cliff Drive. The southern portion of the development is located within the Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the appealable jurisdiction of the Coastal Zone (SBMC § 28.44.050).

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 of small structures).

Case Planner: Tony Boughman, Planning Technician
Email: tboughman@santabarbaraca.gov

V. NEW ITEM:

APPLICATION OF BRIAN CEARNAL FOR THE SANTA BARBARA COTTAGE HOSPITAL FOUNDATION, 601 E. MICHELTORENA STREET, 027-270-030, C-0, MEDICAL OFFICE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL/MEDICAL CENTER (MST2003-00827)

On September 21, 2006, the Planning Commission approved the Santa Barbara Cottage Hospital Foundation Workforce Housing Project. The project approval was appealed to the City Council and on November 21, 2006, the City Council upheld the Planning Commission's certification of the project's Final Environmental Impact Report and approved the project. In addition, the project received Preliminary Approval from the Architectural Board of Review on April 28, 2008. **The applicant has made changes to the project site plan and architecture and is requesting a Substantial Conformance Determination from the Community Development Director, who is requesting comments from the Planning Commission prior to making a decision.**

The applicant is proposing changes to the project site plan and architecture that are intended to refine and improve the approved proposal to develop 115 residential units on a 5.94 acre lot. In addition, during the refinement process, discrepancies were discovered in some of the original project statistics shown on the project plans approved by the Planning Commission and City Council. What was actually shown on the plans was not accurately reflected in the statistics. The project applicant has recalculated all project statistics and has identified where the miscalculations occurred. The differences from the approved project are as follows:

- Revised the site plan in the following manner:

- Incorporated a “woonerf” which serves as a street where pedestrians and cyclists have priority over motorists.
- Created an additional open space area on the upper portion of the project site.
- Reconnected the lower and upper portion of the project site.
- Reoriented units toward the street to enhance street presence.
- Reduced the number of buildings and overall building footprint.
- Eliminated one building fronting Micheltorena Street, relocated the fire turnaround and improved the pedestrian entrance at the corner of Micheltorena and California Streets, and provided additional pedestrian access on California Street.
- Enhanced and enlarged the courtyard connection.
- Increased the net floor area for the dwelling units by approximately 5,113 square feet.
- Increased the net floor area for the garage/storage/mechanical by approximately 1,302 square feet.
- Reduced the number of buildings on the project site from 49 to 43 buildings.
- Increased open space area by approximately 841 square feet.
- Reduced the overall building footprint by approximately 4,277 square feet.
- Increased the paved areas by approximately 8,212 square feet.
- Decreased the landscaped areas by approximately 3,935 square feet.
- Reduced the grading quantities by 9,800 cubic yards.
- Eliminated six of the 23 distance between building modifications approved with the original project.
- Increased the distance for 13 of the 23 distance between building modifications.
- Reduced the distance for four of the 23 distance between building modifications.
- Eliminated one of the six front yard modifications.
- Increased the setback distance for the remaining five front yard modifications.

The Environmental Analyst has determined that the addendum to the Final Environmental Impact Report prepared for the project adequately addresses the revisions to the project and that the level of impact associated with the project has not substantially changed.

Case Planner: Irma Unzueta
Email: iunzueta

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 Draft Minutes and Resolutions listed in I.B.3. 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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