



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 17, 2008
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. TUESDAY, APRIL 15, 2008
SITE VISITS

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
2420 Calle Galicia
210 W. Carrillo 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. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via 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 and then clicking *Online Meetings*.
- C. **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.

- D. 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.
- E. 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 under City Calendar to verify closure dates.
- F. **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. STAFF HEARING OFFICER APPEAL:

APPEAL OF STANTON HOWELL ON THE APPLICATION FOR 2420 CALLE GALICIA, APN 041-423-014, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2007-00518)

The 10,000 square foot project site is currently developed with a single-family residence, attached garage, "as-built" pergola, fireplace, and counter. The proposed project involves legalization of the "as-built" structures. The discretionary applications required for this project are Modifications to permit the pergola, fireplace, and counter to be located within the required ten-foot (10') interior yard setbacks (SBMC §28.15.060).

On January 16, 2008 the Staff Hearing Officer (SHO) approved the pergola with conditions and denied the fireplace and counter which are both located within interior yard setbacks. This is an appeal of that decision.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

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

IV. NEW ITEM:

APPLICATION OF THE CONCEPTUAL MOTION COMPANY, AGENT FOR DBN CARRILLO LLC, 210 W. CARRILLO STREET, APN 039-271-025, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2007-00554).

This is a revised project. The proposal involves the demolition of the existing Carrillo Plaza/Radio Square shopping center which consists of 18,547 sq. ft. of commercial space and the construction of a new two- and three-story mixed-use development on a 1.17 acre parcel. The commercial portion of the project would consist of 12,851 square feet of commercial space that would be divided into five commercial condominium units. Utility and service areas would comprise an additional 3,450 square feet. The residential portion of the project would consist of 32 condominium units (27 market rate and 5 affordable). The proposal includes one more affordable unit than is required by the Inclusionary Housing Ordinance. A total of 122 parking spaces would be located within a two-level subterranean garage. The previous proposal under MST2005-00772 has been withdrawn.

The discretionary applications required for this project are:

1. A Modification of the lot area requirements to allow five (5) density bonus residential units on a lot in the C-2 Zone (SBMC§28.21.080 & 28.43); and
2. A Tentative Subdivision Map for a one-lot subdivision to create thirty-two (32) residential condominium units and five (5) commercial condominium units. (SBMC§27.07 and 27.13).

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

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@SantaBarbaraCA.gov

V. ENVIRONMENTAL HEARING:

APPLICATION OF PEAK LAS POSITAS PARTNERS, 900-1100 BLOCK OF LAS POSITAS ROAD (VERONICA MEADOWS SPECIFIC PLAN); APNs: 047-010-011, 047-010-016, 047-010-056 (A PORTION), 047-010-026; CURRENT COUNTY ZONING: 8-R-1 SINGLE-FAMILY RESIDENTIAL (8,000 SQ. FT. MIN. LOT SIZE), AND RR-20 RURAL RESIDENTIAL (20-ACRE MIN. LOT SIZE); CURRENT COUNTY COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE AND RESIDENTIAL RANCHETTE, ONE UNIT PER 20 ACRES ZONES, (MST99-00608)

PROJECT DESCRIPTION: The project involves the annexation of approximately 50 acres from an unincorporated portion of Santa Barbara County to the City, and a residential subdivision. Approximately 35.7 acres would be dedicated open space and 14.8 acres would be developed for residential uses, roadways, and public passive recreation and open space. A comprehensive creek stabilization and restoration plan for

approximately 1,800 linear feet of Arroyo Burro Creek adjacent to the development site is also proposed as part of the project.

Site access to the majority of the residential lots would be provided via a bridge over Arroyo Burro Creek that would intersect with Las Positas Road; the remaining homes would be accessed from a cul-de-sac at the end of Alan Road. A public pedestrian path is proposed along the western edge of the creek to provide access from Alan Road to Las Positas Road.

ENVIRONMENTAL HEARING: The purpose of this environmental hearing is to take public comments on the Draft Revised Environmental Impact Report – Selected Chapters that was prepared for this project, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15088.5. Only the revised portions of the EIR are being circulated as part of this review period and we request that you limit your comments to those revised portions. The public review ends on Wednesday, **April 30, 2008**.

No formal action on the development proposal will be taken at this environmental hearing.

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

VII. ADJOURNMENT:

On Saturday, April 19, 2008, there will be a Community Workshop on Development Trends at the Faulkner Gallery, 40 East Anapamu Street. Since a quorum of the Planning Commission could be in attendance, the meeting is being noticed as a meeting of the Planning Commission to comply with the Brown Act.

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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