



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
REVISED AGENDA

CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JUNE 5, 2008
1:00 P.M.

Website: www.SantaBarbaraCa.gov

I. NOTICES:

A. TUESDAY, JUNE 3, 2008
SITE VISITS

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
1213 Harbor Hills Drive
2506 Calle Andalucia
1298 Las Positas Road (Elings Park)

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, JUNE 5, 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. Post Construction Storm Water Management DRAFT Technical Guidance Manual introduction.
Staff: Autumn Malanca, Water Resources Specialist
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

- C. 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".
- 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 under City Calendar 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.]
- D. *Request by George Myers for Planning Commission reconsideration of its action regarding the project located at 101 E. Victoria Street.*

III. **DISCUSSION ITEM:**

REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PLAN - DRAFT COMMENT LETTER TO SBCAG

On April 17, 2008, the Santa Barbara Association of Governments (SBCAG) Board released a Draft Regional Housing Needs Allocation (RHNA) plan. The public and local jurisdictions have 60-days to comment on the Draft RHNA plan. On June 19, 2008 the SBCAG Board will meet in Santa Barbara to hold a public hearing and consider public comments on the draft plan. This includes requests for revisions to the RHNA by local agencies. The Board will also consider final approval of the RHNA plan at this meeting.

The City of Santa Barbara has significant concerns with the Draft RHNA Plan and will be requesting that the SBCAG Board revise the draft plan. The Planning Commission will review and discuss the draft comment letter to the SBCAG Board.

Case Planner: Liz Limón, Project Planner
Email: elimon@SantaBarbaraCA.gov

IV. **ENVIRONMENTAL HEARINGS:**

A. **1298 LAS POSITAS ROAD MST2006-00509; APNS: 047-010-034 & 047-010-049; GENERAL PLAN: OPEN SPACE AND COMMUNITY PARK; ZONE(S): ELINGS PARK NORTH: A-1, ONE-FAMILY RESIDENTIAL; ELINGS PARK SOUTH: PR, PARK AND RECREATION (UNDEVELOPED PARKLAND CATEGORY)/SD-3, COASTAL OVERLAY**

The project consists of the Elings Park Phase III Plan for various park additions and improvements to support active and passive recreational uses on approximately 23 acres of the lower plateau of the Elings Park North (EP North) property, and on approximately 21 acres on the Elings Park South (EP South) property. The City of Santa Barbara owns the 84-acre EP North property, which is operated under lease arrangement by the non-profit Elings Park Foundation. The 130-acre EP South property is owned and operated in its entirety by the Foundation. Annexation of the EP South property to the City was approved by the Local Agency Formation Commission (LAFCO) in April 2008. The City designated EP South Open Space and Community Park, and zoned the property PR, Park and Recreation (Undeveloped Parkland Category)/SD-3 (Coastal Overlay).

In addition to the proposed Phase III park facilities and uses, the subject project includes a request for amendment to the General Plan Land Use designation for the 84-acre EP North property from Open Space and Community Park to Regional Park, and a rezone of the EP North property from A-1, One-Family Residential, to PR, Park and Recreation (Regional Park Category). The project also includes a request for amendment to the General Plan Land Use designation for the EP South property from Open Space and Community Park to Regional Park, and a redesignation of the property from PR, Park and Recreation (Undeveloped Parkland Category) to PR, Park and Recreation (Regional Park Category). No change to the SD-3 Coastal Overlay is proposed for the portions of the EP South property in the Coastal Zone; however, the project requires a Local Coastal Program Amendment to amend the City's certified Coastal Land Use and Coastal Zoning map to reflect the proposed land use and zone district changes.

The Plan includes the following improvements for Elings Park North: 1) construction of a Community Activity Center, 2) development of two (2) lighted multi-use playing fields and a lower, uncovered multi-sport arena field, 3) a fenced off-leash dog walking area, 4) a pedestrian trail system intended to connect the overall park amenities, 5) new picnic areas, 6) a family activity zone area, 7) batting cages, 8) a park services building, 9) new

gazebo overlook area, 10) small hillside amphitheatre, and 11) two (2) new restroom facilities.

The Plan includes the following improvements for Elings Park South: 1) relocation of the existing BMX track facilities currently located on the lower plateau of Elings Park North to Elings Park South, 2) park office building, 3) a disc golf course area, and 4) individual picnic areas.

The Elings Park Phase III Plan also includes new lighting for the park facilities (including replacement lighting for existing softball fields), improvements to facilitate ADA accessibility throughout the park property, and grading and parking improvements for EP North and EP South.

The purpose of this hearing is to receive comments on the Environmental Impact Report scope of analysis identified in the Initial Study. Written comments should be sent at the earliest possible date, but **received not later than Tuesday, June 10, 2008, at 4:30 p.m.** Please send your written comments to the attention of Melissa Hetrick, Environmental Analyst, at the City Planning Division.

Case Planner: April Verbanac, Environmental Planner, Melissa Hetrick, Environmental Analyst.

Email: mhetrick@SantaBarbaraCA.gov

B. **APPLICATION BY PEIKERT GROUP ARCHITECTS, AGENT FOR BERMANT HOMES AND THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 535 E. MONTECITO STREET, APN 031-351-010; M-1 LIGHT MANUFACTURING, ZONE; GENERAL PLAN DESIGNATION: INDUSTRIAL; MST 2006-00530**

The proposed project consists of 48 residential condominium units in six three-story buildings. In total, 24 two-bedroom and 24 three-bedroom units would be provided, and 90,966 net square feet of building area (including garages) would be constructed. The size of the residential units would vary, ranging between 1,621 and 2,242 square feet (net area including the garage). Each of the six buildings would contain eight residential units, would be approximately 15,161 square feet (net) in area, and would provide eight two-car garages arranged in a tandem configuration. Two additional parking spaces would be provided on-site for guest parking, resulting in a total of 98 on-site parking spaces. Vehicle access to and from the site would be provided by two driveways on Calle Cesar Chavez and one driveway on East Montecito Street. All units are to be sold at below-market prices, with prices to be determined by the total costs to develop the units.

The purpose of the hearing is to receive comments on the Draft Environmental Impact Report (EIR). Written comments on the Draft EIR should be sent at the earliest possible date, but **received not later than Monday, June 16, 2008 at 4:30 p.m.** Please send your written comments to the attention of Kathleen Kennedy, Associate Planner, at the City Planning Division.

Case Planner: Kathleen Kennedy, Associate Planner

Email: kkennedy@SantaBarbaraCA.gov

V. STAFF HEARING OFFICER APPEAL:

APPEAL OF JYL RATKEVICH ON BEHALF OF KARIN AGGELER ON THE ACTION BY THE STAFF HEARING OFFICER FOR 2506 CALLE ANDALUCIA, APN 041-421-001, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00022)

The proposed project involves a 10,566 square foot project site located on the northwest corner of Calle Andalucia and Calle Galicia. Current development on site consists of a single-family residence with an attached garage. The proposed project involves a 270 square foot living area addition to the garage, which would increase the encroachment into the front yard setback along Calle Galicia from 2.5 feet to 12.5 feet. The discretionary application required for this project is a Modification to permit the addition in the front yard facing Calle Galicia (SBMC § 28.15.060). On March 12, 2008, the Staff Hearing Officer partially approved the applicant's Modification application, granting an additional 2.5 foot encroachment into the front yard setback along Calle Galicia. This approval reduced the required front yard setback from 30 feet to 25 feet. The applicant was seeking a Modification to reduce the required front yard setback to 17'6". Additionally, the Staff Hearing Officer approved a 5 foot expansion of the garage to the south-west and recommended expanding the garage out to the existing 10-foot setback along the north-east property line. This is an appeal of that decision. The appellant is seeking approval of the Modification as originally proposed, to allow a 17'6" front yard setback along Calle Galicia.

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: Jim Rumbley, Planning Technician I
Email: jrumbley@santabarbaraca.gov

VI. CONCEPT REVIEW:

APPLICATION OF MIKE GONES, AGENT FOR SHARON CLENET-PURPERO AND ANTHONY PURPERO, 1213 HARBOR HILLS DRIVE, 035-480-037, 035-480-038, 035-480-039, 035-480-040, 035-480-041, E-1 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS/ACRE (MST2005-00492)

The proposed project involves the subdivision of eight vacant parcels into two single family residential lots. The existing parcels are located in a portion of the Rogers Tract known to be subdivided in violation of the Subdivision Map Act. The average slope of the site is 41%. The areas of the proposed lots would be 30,261 square feet and 33,961 square feet. The proposal also includes conceptual development of driveways and single family residences on each proposed lot.

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 land use and design. **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.
Upon review and formal action on the application for the development proposal, the proposed project would likely require the following discretionary applications:

1. Tentative Subdivision Map to allow the subdivision of eight Rogers Tract parcels into two lots (SBMC Chapter 27.07);
2. Lot Area Modifications to allow the creation of two lots with areas less than the required 45,000 square feet (SBMC § 28.92.110);
3. Street Frontage Modifications to allow less than the required 90 feet of street frontage on each proposed lot (SBMC § 28.92.110);
4. Public Street Frontage Waivers to allow the creation of lots with no street frontage (SBMC §22.60.300); and
5. Design Review Approvals by the Single Family Design Board with Neighborhood Preservation Ordinance and Sloped Lot findings (SBMC §22.69.050).

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

VII. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

VIII. 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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