



**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, JUNE 19, 2008
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. **TUESDAY, JUNE 17, 2008** **7:45 A.M.**
SITE VISITS 630 GARDEN STREET
Community Development Parking Lot
1406 Grand Avenue
211 Castillo/ 210 Wilson (story poles will be up during this time)

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 19, 2008** **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. West Beach Pedestrian Improvements – Substantial Conformance Determination.
Planner: Michael Berman, Environmental Analyst
Email: mberman@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.

- 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. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- 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.]

III. STAFF HEARING OFFICER APPEAL:

APPEAL OF ERIC KITCHEN ON BEHALF OF JILL KENT ON THE ACTION BY THE STAFF HEARING OFFICER FOR 1406 GRAND AVENUE, APN 029-042-017, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00606)

The 9,800 square foot project site is currently developed with a single-family residence and garage. The proposed project involves an enforcement case for over-height

vegetation. The discretionary applications required for this application are Modifications to permit hedges to exceed a maximum height of three and one-half feet (3½') when located within ten-feet (10') of the front lot line, and eight-feet (8') when located within required yards (SBMC §28.87.170).

On January 30, 2008, the Staff Hearing Officer denied a request for an over-height hedge located on the northern portion of the lot and approved existing hedges located along the westerly and front lot lines, with conditions. 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 JAN HOCHHAUSER, ARCHITECT FOR CHARLES BUTLER, OWNER, 211 CASTILLO/210 WILSON; APN 033-022-009 & -024; R-4/SD-3 HOTEL-MOTEL MULTIPLE RESIDENCE ZONE/COASTAL OVERLAY ZONE; GENERAL PLAN DESIGNATION: COMMERCE/HOTEL AND RESIDENTIAL (MST2005-00277)

The subject property is located mid-block on the south side of Castillo Street between W. Montecito Street and Cabrillo Boulevard and is currently developed with a single-family residence and garage at 211 Castillo Street and a residential duplex and garage at 210 Wilson Street. All existing structures are proposed to be demolished as a part of this project. The proposed project involves the development of a 14,762 square foot, three-story building consisting of six (6) residential condominium units (three 3-bedroom and three 1-bedroom units). Parking would be located on the ground floor with 11 residential parking spaces and one guest parking space. Approximately 500 cubic yards of cut would be transported offsite. The merger of APN 033-022-009 and 033-022-024 is also proposed.

The discretionary applications required for this project are:

1. A Modification to allow an interior yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC §28.21.060 and §28.92.110);
2. A Modification to allow the minimum 20 x 20' common open yard area to occur in the front yard on Wilson Street (SBMC §28.21.081.b);
3. A Tentative Subdivision Map for a one lot subdivision of parcels 033-022-009 and 033-022-024 for six (6) condominium units (SBMC §27.07 and 27.13); and
4. A Coastal Development Permit (CDP2008-00003) to allow for multiple-family residential development in the non-appealable jurisdiction of the 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 15332 (In-fill development projects).

Case Planner: Kelly Brodison, Assistant Planner
Email: kbrodison@santabarbaraca.gov

V. DISCUSSION ITEMS:

A. UCSB 2008 LONG RANGE DEVELOPMENT PLAN AND DRAFT ENVIRONMENTAL IMPACT REPORT

In March 2008, the University of California, Santa Barbara (UCSB) released a Draft 2008 Long Range Development Plan (LRDP) and associated Draft Environmental Impact Report (DEIR). Both documents can be viewed in their entirety at www.ucsbvision2025.com. Summaries of the 2008 LRDP and DEIR are included as Exhibits A and B respectively. The public and local jurisdictions have until June 23, 2008 to comment on these documents. Exhibit C is a draft comment letter to UCSB on the 2008 LRDP and DEIR. This letter discusses several areas of concern for the City, including enrollment, housing, traffic, open space and biological resources, water supply, noise, and land use compatibility with the Santa Barbara Airport.

Case Planner: Mellissa Hetrick, Environmental Analyst
Email: mhetrick@santabarbaraca.gov

B. TECHNICAL GUIDANCE MANUAL FOR POST CONSTRUCTION STORM WATER MANAGEMENT; required by the City's Storm Water Management Program for controlling urban runoff pollution from new development after construction.

Staff: Cameron Benson, Creeks Manager; Autumn Malanca, Water Resources Specialist.

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.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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