



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
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, JANUARY 17, 2008
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, January 15, 2008
SITE VISIT

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
1298 Coast Village Road
319 N. Milpas Street
1596 Oramas Road

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.

**** Site visits held. ****

- B. 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.
- C. **AMERICANS 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. The Planning Commission 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 under further review. 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.
- F. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St., City Clerk's Office, Central Library 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.

**** Requests were made. ****

- B. Announcements and appeals.

**** Announcements were made. ****

- 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.]

**** Naomi Kovacs, Citizens Planning Commission; John Wallace; and Juergen Boehr addressed the Commission on separate issues. ****

III. NEW ITEM:

AT THE REQUEST OF THE APPLICANT AND STAFF, THIS ITEM HAS BEEN RESCHEDULED TO FEBRUARY 7, 2008.

APPLICATION OF JEFF GORRELL ARCHITECT FOR JOHN PRICE, APPLICANT, 1298 COAST VILLAGE ROAD, 009-230-043, C-1 & R-2 ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (MST2004-00493)

The proposed project involves the demolition of an existing gas station with two repair bays and the construction of a new mixed use building. The new 18,196 square foot mixed use building would be comprised of eight residential condominiums and approximately 5,000 square feet of commercial space, located on the ground floor. All of the residential units would be located on the second and third floors. Five residential units would include two bedrooms, two units would include one bedroom each and one unit would include three bedrooms. Approximately 38 parking spaces are provided, with nine covered parking spaces located at grade level and 29 parking spaces located below grade. Grading would be approximately 9,500 cubic yards of cut and 1,500 cubic yards of fill.

Currently, the 18,196 square-foot lot is split by two zoning designations; the northern portion, totaling approximately 7,150 square feet, is zoned R-2, and the southern portion, totaling about 11,046 square feet, is zoned C-1. The Planning Commission initiated re-zoning the portion of the subject property zoned R-2 (Two Family Residential) to C-1 (Limited Commercial) on April 7, 2005. The entire property is located in the Coastal Overlay (SD-3) Zone, which would not change with this request.

The discretionary applications required for this project are:

1. A recommendation to City Council for Zoning Map Amendment to change the zoning from R-2, Two-Family Residential, to C-1, Commercial Zone District (SBMC §28.92.080.B);
2. A recommendation to City Council for a Local Coastal Program Amendment to change the zoning to match the Local Coastal Plan designation of General Commerce.
3. A Modification to allow a portion of the building to encroach 7 feet into the required 17 foot northern interior yard setback (SBMC §28.92.110.A.2);
4. A Modification to allow the 10% common open space to be located above the ground floor level (SBMC §28.92.110.A.2);
5. A Modification to allow one second floor covered balcony to encroach 3 feet 6 inches into the 10 foot front yard setback on Coast Village Road (SBMC §28.92.110.A.2);
6. A Modification to allow the an emergency stair way to encroach up to 9 feet 2 inches into the 10 foot front yard setback on Olive Mill Road (SBMC §28.92.110.A.2);
7. A Coastal Development Permit (CDP2005-00003) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
8. A Development Plan to allow the construction of 5,000 square feet of nonresidential development (SBMC §28.87.300);
9. A Tentative Subdivision Map for a one-lot subdivision to create eight (8) residential condominium units and one (1) commercial unit (SBMC 27.07 and 27.13);

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

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

**** Rescheduled to February 7, 2008.
This item will not be noticed ****

IV. STAFF HEARING OFFICER APPEAL

ACTUAL TIME: 1:16 P.M.

APPEAL OF BANYAN ARCHITECTS ON THE STAFF HEARING OFFICER APPROVAL OF AN APPLICATION FOR SANFORD COMBS, 1596 ORAMAS ROAD, APN 029-060-022, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00109)

The 8,500 square foot lot is currently developed with a two-story single-family residence and detached two-car carport. The proposed project involves legalization of as-built alterations and additions including conversion of the original carport to habitable space, a covered porch on the side of the residence, and the detached two-car carport which was built to replace the required parking. The discretionary application required for this project is a Modification to provide alterations and additions within the front and interior yard setbacks (SBMC§28.15.060). On August 15, 2007 the project was approved with the condition that the carport be relocated three-feet (3') from the interior lot line. This is an appeal of that condition.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

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

**** Upheld Staff Hearing Officer decision with revised conditions.
Bartlett/Thompson Vote: 5/2 (Jostes, Larson)
Abstain: 0
Absent: 0
Resolution No. 002-08. ****

V. **NEW ITEM:**

ACTUAL TIME: 2:23 P.M.

APPLICATION OF BRIAN NELSON ARCHITECT/AGENT FOR MILPAS STREET PARTNERS, N. 319 MILPAS STREET, 031-363-035, C-2/M-1, COMMERCIAL/LIGHT MANUFACTURING, ZONES, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2006-00076)

The proposed project is for a single lot subdivision to convert an existing 5,323 square foot, two story mixed use building into three condominiums. The ground floor commercial portion of the building, which is currently occupied by a medical office, would be one unit. On the second floor are two residential units and each would become a condominium unit. No construction is proposed with this project.

The project site is partially zoned commercial (C-2) and manufacturing (M-1). As part of the project, a rezone is proposed. The new zoning designation would be commercial (C-2), consistent with a residential and medical office usage.

Parking for the project would be provided by an existing 14 space parking lot, which is located partially on the subject lot and on the adjacent lot to the south. A warehouse located on the adjacent lot (317 N Milpas) shares the use of the parking lot. Four of the parking spaces on the subject lot would be dedicated to the residential units. Access to the site is provided by a 12-foot-wide driveway, located adjacent to the northern property line.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units and (1) commercial condominium (SBMC 27.07 and 27.13);
2. A Condominium Conversion Permit to convert two (2) existing residential units to two (2) condominium units (SBMC 28.88); and
3. Recommendation to City Council to rezone the M-1 portion of the property to C-2 (SBMC 28.92).

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

**** Approved with additional conditions.**

White/Jostes Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 003-08. **

VI. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.

**** Reports given ****

- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**** Review held ****

- C. Appointment of the 2008 Primary and Alternate Liaisons to the City Boards and Commissions.

Airport Commission

Addison Thompson
Charmaine Jacobs – Alternate

Airline Terminal Design Subcommittee

Addison Thompson
Bruce Bartlett
Charmaine Jacobs – Alternate

Architectural Board of Review

Bruce Bartlett
Stella Larson – Alternate

Creeks Restoration & Water Quality Improvement

Program Citizen Advisory Committee (appointment continued)

John Jostes
Harwood A. White, Jr. – Alternate

Downtown Parking Committee

George Myers
Addison Thompson- Alternate

Harbor Commission

Harwood A. White, Jr.
George Myers – Alternate

Highway 101 Improvements Design Subcommittee

George Myers
Bruce Bartlett
Charmaine Jacobs - Alternate

Historic Landmarks Commission

Stella Larson
George Myers – Alternate

Housing Policy Steering Committee

John Jostes
Charmaine Jacobs
Bruce Bartlett – Alternate

Mission Creek Design Subcommittee

Harwood A. White, Jr.
George Myers
John Jostes – Alternate

Park and Recreation Commission

John Jostes
Charmaine Jacobs - Alternate

Plan Santa Barbara Subcommittee

George Myers
John Jostes
Addison Thompson

Plan Santa Barbara Outreach Committee

Bruce Bartlett
George Myers
Stella Larson - Alternate

Single Family Design Board

Stella Larson
George Myers, Alternate

Solid Waste Management Advisory Committee

Stella Larson
John Jostes – Alternate

Street Lighting Master Plan Subcommittee

Stella Larson
Addison Thompson – Alternate

Staff Hearing Officer/ Modification Liaison

Harwood A. White, Jr.
Stella Larson - Alternate

Transportation and Circulation Committee

Addison Thompson

Bruce Bartlett – Alternate

Water Commission

Harwood A. White, Jr.

Addison Thompson – Alternate

Westside Community Group

Stella Larson

George Myers – Alternate

**** Assigned ****

VII. ADJOURNMENT:

**** Meeting adjourned at 3:11 p.m. ****