



Chair George C. Myers
Commissioner Bruce Bartlett
Commissioner John Jostes
Commissioner Harwood A. White, Jr. - *Absent*

Vice Chair Stella Larson
Commissioner Charmaine Jacobs – *Left at 3:43 P.M.*
Commissioner Addison S. Thompson

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MAY 8, 2008
1:00 P.M.**

I. NOTICES:

A. TUESDAY, MAY 6, 2008
SITE VISIT

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
300 block of West Cabrillo Boulevard
528 W. Anacapa 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.

**** 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. A video copy of this meeting will be viewable on computers with high speed internet access the following Monday at Noon. Click on *Online Meetings* at www.santabarbaraca.gov/pc

- 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 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., 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.]

**** No one wished to speak. ****

III. CONTINUED ITEM:

The following item was heard out of order:

ACTUAL TIME: 3:58 P.M.

The following item was continued from April 24, 2008:

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: toughman@santabarbaraca.gov

**** Approved with additional condition.
Jostes/Thompson Vote: 4/1 (Thompson)
Abstain: 0
Absent: 2 (White, Jacobs)
Resolution No. 017-08. ****

IV. NEW ITEMS:

ACTUAL TIME: 1:07 P.M.

A. APPLICATION OF RICHARD REDMOND, ARCHITECT FOR JAMES DOUB AND TOM P. ZIEGLER TRUST, 528 ANACAPA STREET, 031-201-029, C-M, COMMERCIAL-MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: OFFICE/MAJOR PUBLIC INSTITUTIONAL (MST2006-00748)

The proposed project involves the demolition of an existing 3,300 square-foot commercial building and the construction of a three- and partial fourth story, mixed-use building containing seven commercial condominiums totaling 4,135 net square feet and seven residential condominiums. The residential unit mix would be one three-bedroom unit, four two-bedroom units, and two one-bedroom unit. The units would range in size from 940 net square feet to 2,449 net square feet. Nineteen parking spaces are provided including eleven (one van accessible space) provided in an open surface parking lot and eight covered parking spaces. The eight (one van accessible space) covered parking spaces are assigned

residential parking spaces including five within individual garages along the east side of the building. Ingress to the building would be provided on Anacapa Street and egress would be via Cota Street.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create seven (7) commercial condominiums and seven (7) residential condominium units (SBMC§27.07 and 27.13); and
2. A Development Plan Approval to allow 4,135 net square feet of non-residential use (SBMC §28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332, which allows infill development within urbanized areas.

Case Planner: Irma Unzueta, Project Planner

Email: iunzueta@santabarbaraca.gov

**** Approved with additional conditions.**

Jacobs/Larson Vote: 6/0

Abstain: 0

Absent: 1 (White)

Resolution No. 015-08. **

ACTUAL TIME: 2:26 P.M.

B. APPLICATION OF JEANETTE CANDAU AGENT FOR THE REDEVELOPMENT AGENCY, RIGHT-OF-WAY 00-300 BLOCK OF WEST CABRILLO BOULEVARD, 033-120-018, HC/S-D-3 AND P-R/S-D-3 ZONES, GENERAL PLAN DESIGNATION: OPEN SPACE (MST2006-00122/CDP2008-00009)

The project involves the construction of pedestrian improvements including repaired or enlarged sidewalks, lookout areas (plazas) over the multi-use trail, and intersection improvements on Cabrillo Boulevard from State Street to Castillo Street that include traffic signals, bulb-outs, median islands, and enhanced crossing and sidewalk paving. Four parking spaces along Cabrillo Boulevard would be removed to accommodate the intersection improvements. The project would also extend pedestrian improvements south of Cabrillo Boulevard between West Beach and the parking lot to double the width of the pedestrian walkway to approximately 16 feet, eight feet of which would be on beach sand. The pedestrian improvements would extend to the west toward the harbor both along the edge of the multi purpose walkway and adjacent to the boat launch ramps. The fence between Los Baños pool and the wading pool would be moved over

18” inches to facilitate widening of the pedestrian path. New picnic tables, landscaping, and trash/recycling containers, and lights would be provided.

The discretionary application required for this project is a Coastal Development Permit (CDP2008-00009) to allow the proposed development in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060).

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: Michael Berman, Environmental Analyst

Email: mberman@santabarbaraca.gov

**** Approved with additional conditions.**

Jostes/Thompson Vote: 6/0

Abstain: 0

Absent: 1 (White)

Resolution No. 016-08. **

V. ENVIRONMENTAL HEARING:

The following item is continued to May 15, 2008:

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)

The proposed project involves the annexation of approximately 50 acres to the City of Santa Barbara, located between Campanil Hill and Las Positas Road, and a 31-lot subdivision. Approximately 35.7 acres would be dedicated open space and 14.8 acres would be developed for residential uses, a public road, and public passive recreation and open space. Twenty-five (25) residential lots would be created, ranging in size from approximately 5,000 to 9,600 square feet. The remaining six lots would be comprised of common open space areas and public roads. Site access to all but three lots would be provided via a proposed concrete bridge over Arroyo Burro Creek that would intersect with Las Positas Road. A public loop road on the west side of the creek would serve 19 of the homes; a private drive would provide access to three home sites from the public loop road. The remaining two homes would be accessed from the end of Alan Road. A public pedestrian path is proposed along the western edge of the creek to provide access from the end of Alan Road to Las Positas Road.

The project includes a creek stabilization and restoration plan on both banks of Arroyo Burro Creek, for a length of approximately 1,800 feet, and would provide a 100-foot buffer between the proposed residences and the top of bank of Arroyo Burro Creek. A portion of the proposed public road and private driveway would be located within the 100-foot creek setback.

Cast-in-ground concrete caissons are proposed on-site to stabilize the hillside to the west. Geologic stabilization of the hill would result in approximately 61,500 cubic yards (cy) of cut and 61,500 cy of fill. Total estimated grading for the project improvements (building pads, roads, etc.) would be about 15,539 cy of cut and 11,232 cy of fill (not including soil recompaction); grading for the creek stabilization/restoration work would involve approximately 14,000 cy of cut.

A Final Environmental Impact Report (EIR) has been prepared and the Planning Commission will consider action to certify the Final EIR (including the Final Revised EIR) pursuant to the California Environmental Quality Act Guidelines Section 15091.

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

**** Continued to May 15, 2008 ****

VI. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports.

**** Continued to next hearing. ****

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

**** Review given. ****

VII. ADJOURNMENT:

**** Meeting adjourned at 5:09 p.m. ****