



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 – 735 ANACAPA STREET
THURSDAY, OCTOBER 9, 2008
1:00 P.M.**

I. NOTICES:

- A. 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
- B. **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 City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- C. 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.
- D. 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.

- E. **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. CONCEPT REVIEW:

ACTUAL TIME: 1:15 P.M.

APPLICATION OF LISA PLOWMAN, AGENT FOR SOUTHERN CALIFORNIA-NEVADA CONFERENCE – UNITED CHURCH OF CHRIST, 230 LIGHTHOUSE ROAD, APN: 045-021-021, E-3/S-D-3 ONE FAMILY RESIDENCE/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2006-00455)

The proposed project consists of a ten-lot residential subdivision. Three of the lots (Lots 8, 9 and 10) would be designated "affordable" lots, potentially developed by Habitat for Humanity. Two private driveways (one at the northern boundary and one at the southern boundary) are proposed to provide vehicular access to all of the lots. A common walkway would be provided down the center of the site to provide pedestrian access to each of the lots. Lot sizes would range from approximately 2,760 to 5,300 square feet for the affordable lots, and approximately 8,555 to 10,600 square feet for the remaining seven lots. Eight lot frontage modifications would be required for the project as a whole. The following modifications would be required for the three affordable lots: lot area, interior setbacks, parking, and open yard area. The project does not include construction of the individual homes. The existing church and all existing site improvements are proposed to be demolished. The purpose of the concept review is to allow the Planning

Commission and the public 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. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **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.**

The discretionary applications required for this project are:

1. Tentative Subdivision Map (TSM) for a ten-lot subdivision (SBMC Chapters 27.07);
2. Three (3) Lot Area Modifications to allow three over-density units (bonus density) on a lot in the E-3/S-D-3 Zone (SBMC §28.92.110, A, 2);
3. Four (4) Interior Yard Setback Modifications to reduce the required six-foot interior setbacks on proposed Lot 8, Lot 9 (2) and Lot 10 to zero feet (SBMC §28.92110, A, 2);
4. Three (3) Parking Modifications to reduce the required parking for proposed Lots 8, 9 and 10 to one covered space (SBMC §28.92110, A, 1);
5. Three (3) Open Yard Area Modifications to reduce the size and dimensions of the required open yard areas for Lots 8, 9 and 10 to 15 feet x 15 feet (SBMC §28.92110, A, 2);
6. Eight (8) Street Frontage Modifications to allow eight of the lots to have less than 60 feet of frontage on a public street (SBMC §28.92110, A, 2);
7. Two (2) Public Street Frontage Waivers to allow more than two lots to be served by a private driveway (SBMC §22.60.300);
8. Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44.060); and
9. Design Review Approval by the Single Family Design Board (SFDB) (SBMC, Chapter 22.69).

Case Planner: Allison De Busk, Project Planner

Email: adebusk@SantaBarbaraCA.gov

**** Review held. ****

IV. 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. Action on the review and consideration of the Draft Minutes and Resolutions listed in IV.C. of this Agenda.
 - a. Draft Minutes of September 4, 2008
 - b. Resolution 034-06
1420 Alameda Padre Serra

**** Approved with edits.
Thompson/Larson Vote: 5/0
Abstain: 1 (Jacobs)
Absent: 1 (Jostes)****

V. ADJOURNMENT:

**** Meeting adjourned at 3:14 p.m. ****