



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

Vice Chair Stella Larson  
Commissioner Charmaine Jacobs  
Commissioner Addison S. Thompson - *Absent*

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, NOVEMBER 20, 2008  
1:00 P.M.**

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**I. NOTICES:**

- A. TUESDAY, November 18, 2008 **7:45 A.M.**  
**SITE VISIT** 630 GARDEN STREET  
Community Development Parking Lot  
1242 Shoreline Drive

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 visit 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](http://www.santabarbaraca.gov/pc)
- C. **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.

- 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](http://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.

**\*\* No 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. ENVIRONMENTAL HEARING:**

**ACTUAL TIME: 1:39 P.M.**

**APPLICATION OF CEARNAL ANDRULAITIS LLP, ARCHITECT FOR SCHAAR HOMES, 101 E. VICTORIA STREET, APN 029-071-013, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICE AND MAJOR PUBLIC/INSTITUTIONAL (MST2006-00758)**

The project consists of a proposal to demolish an existing two-story 11,900 square foot commercial office building and construct 17,607 square feet of commercial space comprised of 50 commercial condominiums on a parcel of approximately 19,725 square feet. The proposal consists of one-, two- and three-story elements and would have a maximum height of 35 feet. The commercial condominium units would range in size from approximately 294 to 333 square feet each. The first floor would consist of 22 units and a common locker room, shower and restroom facility, the second floor would consist

of 17 units and a common conference room and the third floor would consist of 11 units. A total of forty-five parking spaces would be provided in an underground garage, with eight reserved for the adjacent parcel located at 109 E. Victoria Street.

The proposed project requires the following discretionary applications:

1. Modification of the parking requirements to allow less than the number of required parking spaces (SBMC§28.90);
2. Tentative Subdivision Map to create a one-lot subdivision for 50 commercial condominium units (SBMC§27.07);
3. Development Plan approval to allow 5,703 square feet of additional non-residential development (SBMC§28.87.300); and
4. Preliminary and Final Economic Development Determination (SBMC28.87.300) for 2,703 square feet.

The proposed project was approved by the Planning Commission on July 10, 2008 and subsequently appealed to the City Council. At the time of the Planning Commission approval, Staff determined that the project was exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-fill Development Project). Staff has since discovered that a categorical exemption is not appropriate for this site. As a result, the preparation of an Initial Study is required.

The purpose of the hearing is to receive comments on the Draft Initial Study (IS) and Mitigated Negative Declaration (MND). Written comments on the Draft IS and MND should be sent at the earliest possible date, but received no later than **Monday, December 1, 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](mailto:KKennedy@SantaBarbaraCA.gov)

**\*\* Hearing held. \*\***

#### **IV. NEW ITEM:**

**ACTUAL TIME: 1:54 P.M.**

**APPLICATION OF JIM ZIMMERMAN, ARCHITECT, FOR JODY F. HERRICK, 1242 SHORELINE DRIVE, APN #045-202-009, E-3/SD-3 SINGLE FAMILY RESIDENTIAL AND COASTAL ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL – 5 UNITS PER ACRE (MST2008-00319)**

The project consists of a proposal to demolish the existing, one-story, 792 square foot single family residence with 365 square foot attached garage, and construct a 1,955 square foot, two-story residence with a 450 square foot attached garage in the appealable jurisdiction of the Coastal Zone. The project includes relocating the driveway from Shoreline Drive to Santa Rosa Place and the relocation of a palm tree in the City parkway.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2008-00004) to allow the proposed development in the Appealable Jurisdiction of the City's 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 15301 (1)(1) demolition of small structures and 15303 new construction of small structures.

Case Planner: Kelly Brodison, Assistant Planner  
Email: KBrodison@SantaBarbaraCA.gov

**\*\* Approved Coastal Development Permit.  
Jacobs/Larson Vote: 5/0  
Abstain: 0  
Absent: 2 (Jostes, Thompson)  
Resolution No. 040-08. \*\***

**V. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 2:19 P.M.**

- 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 \*\***

**VI. ADJOURNMENT:**

**\*\* Meeting adjourned at 2:31 p.m. \*\***