



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, DECEMBER 18, 2008
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, DECEMBER 16, 2008 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
1700 and 1704 State Street

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, but the public was invited to attend.

**** Site visit held. ****

- A. THURSDAY, DECEMBER 18, 2008 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** Update given. ****

- B. This regular meeting of the Planning Commission was 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 gain access to, comment at, or participate in these meetings, 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 was subject to change. It was recommended that applicants and interested persons planned to arrive at 1:00 P.M. However, for longer agendas, all parties were encouraged to monitor Channel 18 and, when the item prior to the application of interest began, arrive at 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.

**** 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 would have been limited to two (2) minutes.]

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

III. NEW ITEM:

ACTUAL TIME: 1:04 P.M.

APPLICATION OF CEARNAL ANDRULATIS, LLP, ARCHITECT FOR 1704 STATE STREET, LLC, 1700 & 1704 STATE STREET, APNs 027-102-016 & -017, C-2/R-3 ZONES, GENERAL PLAN DESIGNATION: OFFICE & RESIDENTIAL (MST2007-00494)

The proposal consists of the demolition of a 992 square foot commercial building and the construction of a 5,395 square foot commercial addition to an existing 11,971 square foot, two-story commercial building located on the corner of State and Valerio Streets. The project site is comprised of two parcels, 027-102-016 (Parcel 1) and 027-102-017 (Parcel 2). The existing two-story building straddles the common property line between parcels. Pursuant to SBMC §27.30, the applicant has submitted an application for a Voluntary Lot Merger (under PBW2008-01218) to create one single parcel that will contain all structures and parking improvements necessary for the development. The northern lot has split zoning with the front portion being zoned C-2 Commercial and the rear portion R-3 Multi-Family Residential.

The discretionary applications required for this project are:

1. A Modification to reduce the amount of parking from 54 spaces required to 41 spaces is being requested (SBMC §28.90.100);
2. A Conditional Use Permit (SBMC§28.94.030.H) will be required for the portion of the existing parking lot that is located within the residentially zoned area of the project site to be used for the non-residential project; and
3. A Development Plan to allow the construction of 5,395 square feet one-story nonresidential addition that includes a demolition credit of 992 square feet and allocation of 4,403 square feet from the Small and Minor addition categories under Measure E (SBMC §28.87.300); The square footage would be allocated from the Small and Minor Additions categories under Measure E for each of the two lots involved in the project.

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: Suzanne Johnston, Assistant Planner

Email: SJohnston@SantaBarbaraCA.gov

**** Approve the project with amendments to the conditions of approval.**

Jacobs/White Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 041-08. **

IV. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports.

**** None. ****

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

**** Review given. ****

V. ADJOURNMENT:

**** Meeting adjourned at 2:19 p.m. ****