



Chair Stella Larson
Commissioner Bruce Bartlett
Commissioner John Jostes - *Absent*
Commissioner Harwood A. White, Jr.

Vice-Chair Addison S. Thompson
Commissioner Charmaine Jacobs
Commissioner Sheila Lodge

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, OCTOBER 1, 2009
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

- A. TUESDAY, SEPTEMBER 29, 2009
SITE VISITS

7:45 A.M.
Depart 630 Garden Street
Community Development Parking Lot
Hillside House, 1235 Veronica Springs

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.

- B. THURSDAY, OCTOBER 1, 2009
LUNCH

12:00 NOON
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. Designing and Implementing Sidewalk Corridor Improvements Along Milpas Street - *Discussion*
Case Planners: Steve Foley, Supervising Transportation Planner, and Chelsey Swanson, Associate Transportation Planner
Email: SFoley@SantaBarbaraCA.gov. CSwanson@SantaBarbaraCA.gov
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

- C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm>. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.
- D. 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 Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- E. This 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.
- F. The scope of a project may be modified as it proceeds through the planning process. 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.
- G. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.SantaBarbaraCA.gov/pc. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

I. ROLL CALL

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- 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.]

III. CONTINUED ITEM:

APPLICATION OF JARRETT GORIN AGENT FOR 803 N MILPAS STREET LLC, 803 N MILPAS STREET, 031-042-028 COMMERCIAL (C-2) ZONE DISTRICTY, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2006-00510) This item was continued from August 20, 2009 and is now being continued to November 5, 2009.

The proposed project consists of a mixed use development containing five mixed use residential/commercial condominiums, one live/work unit, two residential units and one commercial condominium. The development would be split among three buildings totaling 19,886 net square feet. The overall height of the proposed development would be between 37 feet and 38 feet, 6 inches. Parking would be located within eight two-car garages and on the interior of the lot for a total of 26 parking spaces. Access to the garages and parking lot would be via a driveway from De la Guerra Street, located between two of the buildings. Pedestrian access to the site would also be provided from Milpas Street. A landscaped area would be provided in the northwest corner of the site, behind the open parking. An area along the northern property line has been reserved for the location of secured remediation equipment, if required.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision with nine condominium units (eight residential, one commercial) per SBMC Chapters 27.07 and 27.13;
2. A Modification to allow less than the required number of parking spaces (SBMC §28.92.110.A.1);
3. A Development Plan to allow the construction of 2,851 net square feet of nonresidential development on APN 031-042-028 (SBMC §28.87.300); and
4. Design Review by the Architectural Board of Review (ABR).

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

IV. ENVIRONMENTAL HEARING:

APPLICATION OF LISA PLOWMAN, PEIKERT GROUP ARCHITECTS (AGENT) FOR HILLSIDE HOUSE, 1235 VERONICA SPRINGS ROAD, APN 047-010-039, DR.6 (SANTA BARBARA COUNTY) ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL 4.6 UNITS/ACRE (COUNTY) (MST2003-00793)

The proposed project consists of annexing an approximate 24 acre project site to the City of Santa Barbara, the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and the phased development of 120 residential units in 33 buildings. With the conversion of the Harmony House to a triplex, there would be a total of 121 residential units. The buildings would be two to

three stories tall and include single and two car garages. Two non-residential buildings are included: a three-car garage and a 6,700 square foot administration and services building for Hillside House clients. The proposed residential units include 70 market-rate condominiums, 12 very-low income rental units (Hillside House units), 11 inclusionary ownership units and 28 low-income rental units. Hillside House would continue to operate its intermediate care assisted living in the 12 units. The project includes restoration of the portion of Arroyo Burro Creek within the boundaries of the project site, located along the south-west property line. A total of 222 covered and uncovered parking spaces would be provided on site.

As part of the annexation to the City of Santa Barbara the entire lot would receive a General Plan designation of Residential (5 units/acre) and a Zoning Map Amendment to SP-9 (Specific Plan). Two conservation easements are proposed on the project site, which would be recorded as part of the final tract map. The first conservation easement would encompass the entire segment of Arroyo Burro Creek, located within the project site boundaries, and include an area of approximately 100 feet on either side of the creek for its entire length on the project site. The second conservation easement would encompass the hillside on the north-east side of the project site.

The project would include a 36 foot wide public road that would be located along the south-western side of the lot. On the project site, near the intersection of the proposed public road and Veronica Springs Road, would be a turnout for a Metropolitan Transit District (MTD) bus stop. Offsite, a 20 foot wide emergency access road would be improved, within the City 60 foot wide public right-of-way easement, which crosses four privately owned parcels. It would serve as a pedestrian and bike path through to Palermo Road. A new 42 inch storm water pipe line would be trenched within the Veronica Springs Road right-of-way and terminate at an existing headwall in Arroyo Burro Creek, located approximately 420 feet south of the project site on the west side of Veronica Springs Road.

ENVIRONMENTAL HEARING: The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the proposed EIR scope of analysis, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. The proposed EIR

Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov

V. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports

VI. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCa.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chairman.

APPEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at Phone 564-5470.

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