



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

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

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, SEPTEMBER 17, 2009
1:00 P.M.**

NOTICES:

- A. TUESDAY, SEPTEMBER 15, 2009 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
617 Bradbury Avenue

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. THURSDAY, SEPTEMBER 17, 2009 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. Review and consideration of the following Planning Commission Draft Minutes and Resolutions:
 - a. Draft Minutes of August 20, 2009
 - b. Resolution 030-09
500 N. Milpas Street

- c. Resolution 031-09
226 and 232 Eucalyptus Drive
- d. Resolution 032-09
803 N. Milpas Street
- e. Draft Minutes of September 3, 2009
- f. Resolution 033-09
124 Los Aguajes Avenue

**** Reviewed and considered. ****

- 2. 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. ****

- 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*.
- 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. 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

**** Roll Call taken.**

Commissioners Bartlett, Thompson, and White absent**

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**** No Requests were made. ****

- B. Announcements and appeals.

**** No 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. STAFF HEARING OFFICER APPEALS:

ACTUAL TIME: 1:06 P.M.

APPEAL OF WANDA LIVERNOIS OF THE APPLICATION OF CLAY AURELL, ARCHITECT FOR LEED SANTA BARBARA LLC, 617 BRADBURY AVENUE, 037-122-006, C-2 COMMERCIAL ZONES, GENERAL PLAN DESIGNATION: COMMERICAL/RESIDENTIAL 12 UNITS/ACRE (MST2007-00559)

This is an appeal of the July 15, 2009 Staff Hearing Officer decision to approve a Modification and Tentative Subdivision Map. The project consists of the demolition of an existing duplex, and the construction of a sustainable, 5,488 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure. Two bicycle parking spaces and a changing room are provided on-site. The residential units are two 1,506 s.f., two-bedroom, three-story units at the rear of the lot. The commercial units are a total of 998 s.f. and are located on the first and second floor adjacent to the street. The proposal includes 2,015 s.f. of green roof and upper level landscape plantings.

The discretionary applications required for this project are:

1. A Modification to allow the required common open area to be located in the front yard, and/or smaller than the required dimensions (SBMC §28.21.081.A.3. and §28.92.110.A); and
2. A Tentative Subdivision Map for a one-lot subdivision to create two (2) commercial and two (2) residential condominium units (SBMC 27.07 and 27.13).

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) and 15315 (Minor Land Use Divisions).

Case Planner: Suzanne Riegle, Assistant Planner
Email: SRiegle@SantaBarbaraCA.gov

**** Appeal upheld and project denied.
Jacobs/Lodge Vote: 4/0
Abstain: 0
Absent: 3 (Bartlett, Jostes, White)
Resolution No. 037-09. ****

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:00 P.M.

- A. Committee and Liaison Reports.
 1. Staff Hearing Officer Liaison Report
**** Report given ****
 2. Other Committee and Liaison Reports
**** Reports given ****
- B. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.

**** Continue the Minutes and Resolutions of August 20, 2009
to September 24, 2009 and approved the Minutes
and Resolutions of September 3, 2009.
Jostes/Lodge Vote: 4/0
Abstain: 0
Absent: 3 (Bartlett, Jostes, White)****

V. ADJOURNMENT:

**** Meeting adjourned at 3:07 P.M. ****