



**Chair Bruce Bartlett**  
**Commissioner Charmaine Jacobs**  
**Commissioner Stella Larson**  
**Commissioner Deborah L. Schwartz**

**Vice Chair John Jostes**  
**Commissioner Mike Jordan**  
**Commissioner Sheila Lodge**

**PLANNING COMMISSION  
AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, DECEMBER 2, 2010  
1:00 P.M.**

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*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

**NOTICES:**

- A. TUESDAY, NOVEMBER 30, 2010 **7:45 A.M.**  
**SITE VISITS**  
Depart 630 Garden Street  
Community Development Parking Lot  
1816 State Street

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. Please call the Case Planner for additional information. \*Denotes story poles will be up during the site visit.

- B. THURSDAY, DECEMBER 2, 2010 **12:00 NOON**  
**LUNCH**  
DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss 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/](http://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](http://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 Office 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 the Case Planner as listed in the project description. Our office hours are 8:30 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](http://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. Action on the review of the following Minutes and Resolutions:
  - 1. Draft Minutes of November 18, 2010
  - 2. Resolution 016-10  
2102 Edgewater Way
  - 3. Resolution 017-10  
163 La Jolla Drive
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.
- D. 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. DISCUSSION ITEM:**

**PLANNING COMMISSION'S REVIEW OF STANDARD CONDITIONS OF APPROVAL MENU.**

Staff's review of proposed changes to the Planning Commission and Staff Hearing Officer Standard Conditions of Approval Menu. Proposed revisions to the Conditions of Approval are intended to provide a more efficient and concise document and respond to new issues and regulations. A discussion will be held with the Planning Commission.

Case Planner: Allison De Busk, Project Planner

Email: ADebusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

**IV. NEW ITEM:**

**APPLICATION OF BRYAN MURPHY, ARCHITECT, FOR ALAMAR II, LLC, 1816 STATE STREET, APN 027-032-021 , C-2 COMMERCIAL AND R-1 ONE FAMILY RESIDENTIAL ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/OFFICES (MST2009-00281)**

The project consists of a proposed facelift to an existing hotel (Fiesta Inn and Suites) that includes a new tower, a lobby addition, the enclosure of part of the 3<sup>rd</sup> floor roof deck to create storage space, the demolition of the as-built water heater closet, the enlargement and relocation of the trash enclosure, and the permitting of an as-built patio area. The project results in an increase of approximately 332 net square feet.

The subject parcel is split-zoned, with the front of the property (to approximately the rear of the existing building) zoned C-2 (Commercial) and the rear of the property zoned R-1 (One Family Residential). A Conditional Use Permit (CUP) is requested to legalize the "as-built" encroachment of parking spaces into the R-1 zone, and to permit a trash enclosure and deck/patio in the R-1-zoned portion of the property. Modifications are requested to allow parking to encroach into the required interior setback and to allow the proposed trash enclosure to encroach into the interior (rear) setback.

This project is also intended to abate the violations identified in ENF2008-01335, which are:

- Raised deck, block walls and stairs at rear of property being built without permit. Deck to be used as a spa area. Associated mechanical room being built onto rear of motel structure with new electrical sub panel.
- Covered balcony area on 3<sup>rd</sup> floor of motel has been enclosed without approvals or permit.
- Zero clearance gas heaters and associated exterior vents have been installed in each guest room without permit. Some venting is not installed correctly with walls left open to weather around and under vent collars.
- Improperly installed water heater at rear of building.
- Hazardous electrical existing in lower floor laundry room. Hazardous electrical on exterior of front of building. Open electrical conduit.
- Brick retaining wall on right front of driveway is failing.
- Portion of deck & trellis built within the 5' side yard setbacks. Debris stored in side yard setbacks and around property.
- Dilapidation on property. Decorative columns deteriorating. Missing and torn window screens. Missing window box on front of building.

The discretionary applications required for this project are:

1. A Modification to allow to parking to encroach into the interior setback (SBMC §28.92.110.A.2);
2. A Modification to allow to the trash enclosure to encroach into the interior setback (SBMC §28.92.110.A.2); and
3. A Conditional Use Permit to allow to allow a driveway and nonresidential parking in a residential zone and to allow a nonresidential trash enclosure and deck/patio area in the portion of the property zoned R-1 (SBMC §28.94.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 and 15303.

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**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

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**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](mailto: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 805-564-5470.

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