



**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
FINISHED AGENDA**

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

NOTICES:

- A. TUESDAY, NOVEMBER 30, 2010 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
1816 State Street

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

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

- 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.

**** Update given ****

- C. Regular meetings 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. 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 the Case Planer 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.
- 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 at 1:04 P.M. All present. ****

II. PRELIMINARY MATTERS:

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
1. Draft Minutes of November 18, 2010
 2. Resolution 016-10
2102 Edgewater Way
 3. Resolution 017-10
163 La Jolla Drive

**** Approved with corrections.**

Jordan/Jacobs Vote: 7/0

Abstain:

**Commissioners Bartlett and Larson abstained
from the minutes of 601 E. Micheltorena Street**

Absent: 0**

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

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

C. Announcements and appeals.

**** No Announcements were made. ****

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.]

**** Geoffery Bard commented on the Milpas Community Association. ****

III. DISCUSSION ITEM:

ACTUAL TIME: 1:10 P.M.

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

**** Discussion held. ****

IV. NEW ITEM:

ACTUAL TIME: 1:53 P.M.

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 3rd 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 3rd 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.

Case Planner: Allison De Busk, Project Planner

Email: ADebusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

**** Approved parking CUP and modification with added conditions.**

Denied trash enclosure CUP and modification.

Lodge/Larson Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 018-10. **

V. **ADMINISTRATIVE AGENDA:**

ACTUAL TIME: 3:33 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** No Report ****

2. Other Committee and Liaison Reports

**** None. ****

VI. **ADJOURNMENT:**

**** Meeting adjourned at 3:36 P.M. ****