



**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 16, 2010
1:00 P.M.**

NOTICES:

- A. **TUESDAY, DECEMBER 14, 2010** **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
1032 E. Mason 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 16, 2010** **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss 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 1:02 P.M. All Commissioners 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 December 2, 2010
 2. 018-10
1816 State Street

**** Approved the Minutes and Resolution.**

Schwartz/Larson Vote: 7/0

Abstain: 0

Absent: 0**

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

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

- C. Announcements and appeals.

**** 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.]

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

III. NEW ITEM:

ACTUAL TIME: 1:06 P.M.

**APPLICATION OF LISA PLOWMAN, PEIKERT GROUP ARCHITECTS, LLP,
AGENT FOR SECOND BAPTIST CHURCH, 1032 E. MASON ST.,
APN 017-133-005, R-2 ZONE, GENERAL PLAN DESIGNATION:
RESIDENTIAL, 12 DWELLING UNITS PER ACRE (MST2009-00332)**

The proposed project includes a new two-story, six-unit affordable senior apartment building in the existing Second Baptist Church parking lot. Each new unit would have one-bedroom and 540 square feet of floor area. The lot is currently developed with a 2,265 square foot church and an existing two-story 2,319 square foot residential duplex. The project includes converting the 1,599 square foot ground floor duplex unit to church use. The existing 720 square foot second floor "care taker's unit" would remain. The seven resulting rental dwelling units would be price restricted for low income seniors. The project would result in 3,864 square feet of non-residential use and 3,960 square feet of residential use on the 24,872 square foot lot. Twenty-two (22) automobile parking spaces and four bicycle spaces would be provided. State Density Bonus concessions and incentives were requested to allow a six-unit building in the R-2 Zone, outdoor living space consistent with the R-3/R-4 Zone requirements, and parking in the front setback.

The discretionary applications required for this project are:

1. Parking Modification to allow a reduction in the required parking (SBMC §28.92.110);
2. Front Setback Modification to allow encroachment of bicycle parking in the front setback (SBMC §28.92.110);
3. Conditional Use Permit to allow church use in the R-2 Zone (SBMC §28.94.030); and
4. Development Plan for the conversion of 1,599 sf of residential space to non-residential use (SBMC §28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 (Infill Development Projects).

Case Planner: Dan Gullett, Associate Planner
Email: DGullett@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4550

Commissioner Jacobs left the dais at 2:28 P.M.

**** Approved with added conditions.
Jostes/Lodge Vote: 6/0
Abstain: 0
Absent: 1 (Jacobs)
Resolution No. 019-10. ****

IV. DISCUSSION ITEM:

ACTUAL TIME: 2:51 P.M.

DRAFT FISCAL YEAR 2010 - 2011 CAPITAL IMPROVEMENT PROGRAM

The City has prepared the Draft 2012-2017 Capital Improvement Program (CIP) identifying City capital projects that address the City's infrastructure and major equipment needs over the 6-year planning period. The CIP will be reviewed by the Finance Committee and approved by City Council. The Council will ultimately adopt an annual Operating and Capital budget for the coming fiscal year that will include the CIP projects and Streets Capital Improvement Program projects.

The CIP is being presented to the Planning Commission for the first time this year and includes the Street Capital Program review and approval process as required by the City's Circulation Element. The streamlined process provides the Planning Commission the opportunity to review and comment on the Street Capital Program and other Draft CIP projects. The Transportation Circulation Committee and the public have provided input regarding future Streets Capital Improvement projects and related Program budget development. Other Committees, Boards and Commissions that review and advise the City Council on various program areas have reviewed the CIP projects in their purview and have provided recommendations to the City Council.

Case Planner: Christine F. Andersen, Public Works Director
Email: CAndersen@SantaBarbaraCA.gov

Phone: 805-564-5378

**** Discussion held. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:03 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given ****

2. Other Committee and Liaison Reports

**** Reports given. ****

VI. ADJOURNMENT:

**** Meeting adjourned at 4:14 P.M. ****