



Chair John Jostes
Commissioner Bruce Bartlett
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz

Vice Chair Sheila Lodge
Commissioner Charmaine Jacobs
Commissioner Stella Larson

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JANUARY 12, 2012
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

- A. TUESDAY, JANUARY 10, 2012 **7:45 A.M.**
SITE VISITS
Depart 630 Garden Street
Community Development Parking Lot
822-826 E. Canon Perdido 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, JANUARY 12, 2012 **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/ 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 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. 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. Nominations and election of Chair and Vice Chair.
- B. Action on the review of the following Minutes and Resolutions:
 - 1. Draft Minutes of December 1, 2011
 - 2. Resolution 024-11
1100, 1201 and 1335 Shoreline Drive
 - 3. Resolution 025-11
1722 State Street
 - 4. Draft Minutes of December 8, 2011
- C. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- D. Announcements and appeals.
- E. 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. NEW ITEM:

APPLICATION OF DEVICENTE + MILLS ARCHITECTURE, ARCHITECT FOR HABITAT FOR HUMANITY OF SOUTHERN SANTA BARBARA COUNTY, 822 E. CANON PERDIDO STREET, APNs 031-042-006 AND 031-042-007, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY (MST2011-00182)

The project involves the demolition of two existing single-family residences and garages, the merger of two existing parcels (APNs 031-042-006 and 031-042-007) totaling 19,018 net square feet, and a one-lot subdivision for the purposes of constructing 12 affordable (low- and very-low income) condominiums to be constructed by Habitat for Humanity of Southern Santa Barbara County (“Habitat”). The unit mix is comprised of a two one-bedroom units ranging from 508 to 705 square feet, eight two-bedroom units ranging in size from 884 to 1,101 square feet, and two 1,340 square foot three-bedroom units. Fifteen parking spaces are provided: 12 attached one-car garages and three guest parking spaces. The project also includes 2,213 cubic yards of grading, including 2,117 cubic yards imported fill. The Habitat project proposes to use the City’s Affordable Housing Bonus Density Program to provide four bonus density units.

The discretionary applications required for this project are:

- A. A request for a Voluntary Lot Merger to merge two existing parcels (APNs 031-042-006 and 031-042-007) into a single 19,303 square foot.
- B. A Modification to provide less than required 6 foot interior setback for structures and parking (SBMC§ 28.21.060 and 28.92.110).
- C. A Modification to provide less than the 27 required parking spaces (SBMC§ 28.90.100.G and 28.92.110).
- D. A Lot Area Modification to provide less than the required 27,840 square feet of lot area, and to allow four bonus density units (SBMC§28.21.080 and 28.92.110); and
- E. A Tentative Subdivision Map for a one-lot subdivision to create twelve (12) 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 Act Guidelines Section 15332 (Infill Exemption).

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

Phone: 805-564-5470, ext. 2687

IV. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports
- B. Approval of 2012 Primary and Alternate Liaisons to City Boards and Commissions made in B.1. of this Agenda.

V. 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 805-564-5470.

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