



**Chair Sheila Lodge
Commissioner Bruce Bartlett
Commissioner Deborah L. Schwartz**

**Vice Chair Mike Jordan
Commissioner Stella Larson
Commissioner Addison Thompson**

**PLANNING COMMISSION
FINISHED AGENDA**

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

NOTICES:

- A. **TUESDAY, JANUARY 11, 2012** **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
822-826 E. Canon Perdido 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, JANUARY 12, 2012** **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met 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*.

- A. 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.
- B. 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. ****

II. PRELIMINARY MATTERS:

- A. Nomination and election of Chair and Vice Chair.

**** Commissioner Sheila Lodge nominated as Chair.**

Thompson/Larson Vote: 6/0

Abstain: 0

Absent: 0

Commissioner Mike Jordan nominated as Vice Chair.

Bartlett/Thompson Vote: 6/0

Abstain: 0

Absent: 0**

- B. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
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

**** Approved Minutes and Resolutions of December 1, 2011 as corrected.**

Bartlett/Schwartz Vote: 4/0
Abstain: 2 (Jordan, Thompson)
Absent: 0

Approved Minutes of December 8, 2011 as corrected.

Bartlett/Schwartz Vote: 3/0
Abstain: 3 (Lodge, Jordan, Thompson)
Absent: 0**

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

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

- D. Announcements and appeals.

**** Announcements were made. ****

- 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.]

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

III. NEW ITEM:

ACTUAL TIME: 1:07 P.M.

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

**** Approved with added conditions.**

Jordan/Larson Vote: 6/0

Abstain: 0

Absent: 0

Resolution No. 001-12. **

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 2:55 P.M.

A. Committee and Liaison Reports.

- 1. Staff Hearing Officer Liaison Report

**** None. ****

- 2. Other Committee and Liaison Reports

**** Reports given. ****

B. Approval of 2012 Primary and Alternate Liaisons to City Boards and Commissions made in B.1. of this Agenda.

**** Liaisons to be approved at the next meeting
where all seven Commissioners will attend****

V. **ADJOURNMENT:**

**** Meeting adjourned at 3:02 P.M. ****