



**Chair Charmaine Jacobs**  
**Commissioner Bruce Bartlett**  
**Commissioner Stella Larson**  
**Commissioner Harwood A. White, Jr.**

**Vice-Chair George C. Myers**  
**Commissioner John Jostes**  
**Commissioner Addison S. Thompson**

**PLANNING COMMISSION  
AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL - DE LA GUERRA PLAZA  
THURSDAY, MARCH 15, 2007  
1:00 P.M.**

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

**I. NOTICES:**

- A. TUESDAY, MARCH 13, 2007  
**SITE VISITS**

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot  
  
Cabrillo Bridge  
3250 Braemar Drive  
817 N. Milpas Street  
561 W. Mountain Drive

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. Call 564-5470 for additional information.

- B. THURSDAY, MARCH 15, 2007  
**LUNCH**

**12:00 NOON**  
DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

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 will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.

- D. **AMERICAN WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- 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 City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m., Monday through Friday.
- G. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov). Please note that online Staff Reports may not include some exhibits.

## II. **PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. 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. **CONSENT ITEMS:**

- A. **APPLICATION OF JERRY BOHANNAN, AGENT FOR VULCAN MATERIALS, 25 S. CALLE CESAR CHAVEZ, 017-113-026 & 027, M-1 ZONE DISTRICT & SD-3 COASTAL OVERLAY, GENERAL PLAN DESIGNATION: MANUFACTURING (MST2006-00341)**

The project consists of demolishing a portion of the Vulcan Materials Co. ready-mix concrete plant, and downsizing the area utilized for operation to match the new agreed lease area between Vulcan and the landowner. The demolition will include removal of all the existing steel hoppers, the divider walls, the storage walls holding the material, removal of overhead bins, consolidation and relocation of the two offices, removal of scales and a conveyor tunnel. Demolition will be completed using various construction equipment including a crane, concrete breakers and loaders over an estimated four week period.

The discretionary applications required for this project are:

1. Coastal Development Permit to allow demolition of structures in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.45.009)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (Existing Facilities).

Case Planner: Peter Lawson, Associate Planner  
Email: plawson@santabarbaraca.gov

B. **APPLICATION OF DAVID AND KRISTIN YOUNG, OWNERS, 3250 BRAEMAR DRIVE, 047-030-049, A-1/SD-3 SINGLE -FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2004-00490)**

The project consists of a proposal to demolish an existing 1,942 square foot single-family residence and 1,394 square foot detached garage and to construct a new two-story 4,390 square foot single family residence with an attached 750 square foot three-car garage, 959 square feet of covered porches and a 100 square foot second floor deck on a 43,775 square foot lot located in the Hillside Design District.

The discretionary applications required for this project are:

2. A Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, for new construction of a small structure.

Case Planner: Kelly Brodison, Assistant Planner  
Email: kbrodison@santabarbaraca.gov

IV. **NEW ITEMS:**

A. **APPLICATION OF JAN HOCHHAUSER, ARCHITECT FOR CASITAS DE MILPAS, LLC, 817 N. MILPAS STREET, APN: 031-042-022, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2005-00667)**

The project consists of a proposal for a two- and three-story mixed-use project consisting of five new residential condominium units for a total of 8,846 square feet (net), one new 778 square foot (net) commercial space and 13 parking spaces on a 13,471 square foot lot. The residential units consist of 2 two-bedroom units and 3 three-bedroom units. The existing structures onsite would be demolished.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create five (5) residential condominium units and 786 square feet of commercial space (SBMC§27.07 & 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 15303 (new construction of small structures).

Case Planner: Kathleen Kennedy, Assistant Planner  
Email: [kkennedy@SantaBarbaraCA.gov](mailto:kkennedy@SantaBarbaraCA.gov)

B. **APPLICATION OF BRENT DANIELS, AGENT FOR JORGENSEN RANCH, LLC, 561 W. MOUNTAIN DRIVE, APN: 021-110-018, A-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 1 UNIT PER ACRE (MST2004-00206)**

The project consists of a 4-lot subdivision of an 8.8 acre parcel. New lots would range in size from 1.68 to 2.32 net acres. The project includes the construction of new homes on three of the lots, each requesting a garage size modification, and maintenance of the existing adobe house on Lot 2. Each lot requires a lot frontage modification and a public street waiver. Neighborhood Preservation Ordinance findings are required for grading in excess of 500 cubic yards outside of the building footprints. Infrastructure improvements related to the subdivision are proposed, including a new private road, utilities and fire hydrants.

The discretionary applications required for this project are:

1. Modifications (four) to allow each of the newly created lots to have less than the required 100 feet of frontage on a public street (SBMC §28.15.080);
2. Modifications (three) to allow the garages on Lots 1, 3 and 4 to exceed 750 square feet (SBMC §28.87.160.4);
3. A Public Street Frontage Waiver to create three new lots that do not front on a public street (SBMC, §22.60.300);
4. A Tentative Subdivision Map to allow the division of one parcel(s) into four lots (SBMC 27.07); and
5. Neighborhood Preservation Ordinance Findings to allow grading in excess of 500 cubic yards on a project site located within the Hillside Design District (SBMC §22.68.070).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15315 [Minor Land Divisions] and 15303 [New Construction].

Case Planner: Allison De Busk, Associate Planner  
Email: [adebusk@SantaBarbaraCA.gov](mailto:adebusk@SantaBarbaraCA.gov)

V. **DRAFT MITIGATED NEGATIVE DECLARATION PUBLIC COMMENTS HEARING:**

**APPLICATION OF HAL HILL, AGENT FOR THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, OO E. CABRILLO BOULEVARD, APNs 033-120-0RW, -015, AND 033-111-011, PR/S-D-3 AND HRC-2/S-D-3 ZONES, GENERAL PLAN DESIGNATIONS: RECREATION AND OPEN SPACE, (MST2004-0000878/CDP2007-00001)**

The project would replace the existing structurally deficient Cabrillo Boulevard Bridge over Mission Creek and improve the hydraulic conveyance of Mission Creek from State Street to the Pacific Ocean. The banks of Mission Creek from Cabrillo Boulevard to State Street would be rebuilt in compliance with the approved Lower Mission Creek Flood Control Project.

The project requires approval of a Coastal Development Permit (CDP), recommendations to the California Coastal Commission for approval of a CDP in their permanent jurisdiction, Historic Landmarks Commission approval for bridge design, landscaping, and bank replacement, a US Army Corps of Engineers 404 permit, a California Department of Fish and Game Streambed Alteration Permit, and a Regional Water Quality Control Board - 401 certification.

Comments on the adequacy of the proposed Draft Mitigated Negative Declaration (MND) are invited from public agencies, community interest groups, and individual members of the public. We request the views of public agencies as to the scope and content of environmental information germane to agency statutory responsibilities for the project. Some agencies may need to use the MND prepared by our agency when considering approvals for the project. Please provide the name of an agency contact persons, if applicable. The public comment period ends on Wednesday, March 28, 2007.

An Initial Study, describing potentially significant project impacts and required mitigation measures and less than significant impacts in other issue areas, is available for review at the City Planning Division located at 630 Garden Street, or online at [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov).

Case Planner: Michael Berman, Project Planner  
Email: [mberman@SantaBarbaraCA.gov](mailto:mberman@SantaBarbaraCA.gov)

**VI. ADMINISTRATIVE AGENDA:**

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**VII. ADJOURNMENT:**

# CITY OF SANTA BARBARA PLANNING COMMISSION

## MEETING PROCEDURES

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NOTE: State legislation requires persons who contributed \$250 or more to appointed members of boards or commissions within the past twelve (12) months to so inform the Chairman prior to speaking.

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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 testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Commission time to adequately consider the information. The preferred submittal time for written statements is Monday at noon for the Thursday meeting. Written statements submitted at the meeting are limited to two (2) pages and ten (10) copies are required.

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.

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 Phone 564-5470.

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