



**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, APRIL 5, 2007  
1:00 P.M.**

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

**I. NOTICES:**

A. TUESDAY, April 3, 2007  
**SITE VISITS**

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot  
1114 N. Milpas 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. Call 564-5470 for additional information.

B. THURSDAY, April 5, 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:

1. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
2. Review and consideration of the following Planning Commission Resolutions and Minutes:
  - a. Draft Minutes of January 18, 2007
  - b. Resolution 004-07  
La Vista del Oceano Drive Roadway
  - c. Resolution 005-07

1776 Eucalyptus Hill Road

- d. Resolution 006-07  
606 Calle Granada
  - e. Draft Minutes of February 8, 2007
  - f. Resolution 007-07  
1533 W. Valerio Street
  - g. Resolution 008-07  
Solar Energy Ordinance
  - h. Draft Minutes of February 15, 2007
  - i. Resolution 009-07  
2540 Selrose Lane
  - j. Draft Minutes of March 1, 2007
  - k. Resolution 010-07  
1014 Garden Street
- 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.

Item III to be continued to April 19, 2007.

- 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 ITEM: CONTINUED TO APRIL 19, 2007**

**APPLICATION OF DAN AND LORNA MCGILVRAY, OWNERS, 2108 LAS CANOAS ROAD, 021-030-031, A-1/ SINGLE –FAMILY RESIDENCE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2005-00456)**

The project consists of a proposal for a new 2,192 square foot one-story single-family dwelling and a 611 square foot detached garage with a second-floor 478 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District. Grading of the site involves 490 cubic yards of cut and 505 cubic yards of fill outside of the main building footprint.

The discretionary applications required for this project are:

Neighborhood Preservation Ordinance Findings for grading in excess of 500 cubic yards outside the building footprint (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 Section 15303, for new construction of small structures.

Case Planner: Jaime Limón, Senior Planner  
Email: jlimon@SantaBarbaraCA.gov

**IV. CONTINUED ITEM: CONTINUED FROM MARCH 1, 2007**

**APPLICATION OF JAN HOCHHAUSER, ARCHITECT FOR 1722 STATE STREET INVESTORS, LLC, 1722 STATE STREET, APN: 072-102-021, C-2 COMMERCIAL AND R-1 ONE FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE AND OFFICES (MST2005-00455)**

The project consists of demolition of a 7,200 net square foot commercial building and construction of a new mixed use building that includes approximately 8,400 net square feet of commercial condominium space and 10 residential condominium units above an approximately 23,900 square foot subterranean garage. The residential condominiums will include 6 three-bedroom and 4 two-bedroom units ranging in size from approximately 1,650 to 2,650 square feet. One of the proposed two-bedroom units would

be affordable to middle-income homebuyers. Parking (55 spaces) would be located in the subterranean garage. Access to the underground parking garage would be provided by a single driveway located along State Street. Grading consists of 8,594 cubic yards cut and 255 cubic yards fill, resulting in 8,339 cubic yards of export.

Nine (9) of the proposed residential units would be market rate units, and one (1) would be an inclusionary affordable unit. Five (5) of the market rate units would have three-bedrooms and would range between approximately 2,300 and 2,550 net square feet in size. Four (4) of the market rate units would have two bedrooms and would range between approximately 2,000 and 2,300 net square feet in area. The affordable unit would have three bedrooms and would be approximately 1,580 net square feet.

A variety of commercial uses could be located in the proposed project, including a mix of specialty retail, general office and medical-dental office space.

The discretionary applications required for this project are:

1. A Zoning Map Amendment to change the zoning from R-1, One Family Residential, to R-3, Limited Multi-Family Residence Zone (SBMC §28.92.080.B);
2. A Modification to allow 55 parking spaces instead of the Santa Barbara Municipal Code required 57 spaces (SBMC §28.90.100.G & I and §28.92.110.A.1);
3. A Development Plan to allow Minor and Small Additions for the construction of approximately 1,200 square feet of nonresidential development (SBMC §28.87.300);
4. A Tentative Subdivision Map for a one-lot subdivision to create ten (10) residential condominium units and approximately 8,400 square feet of commercial condominium space (SBMC §27.07 and 27.13); and
5. A Conditional Use Permit to allow nonresidential parking in a residential zone (SBMC §28.94.030 H).

The Planning Commission will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

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

**V. NEW ITEM:**

**APPLICATION OF TERI GREEN, GREEN & ASSOCIATES, AGENT FOR WENDY SNYDER, 1114 N. MILPAS STREET, APN 029-202-025, R-3 AND E-1, LIMITED MULTIPLE-FAMILY AND ONE-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2004-00534)**

The project consists of a proposal to construct three three-bedroom condominium units with six covered parking spaces on a 9,947 square foot parcel and requires approximately 448 cubic yards (c. y.) of cut and 344 c. y. of fill. A portion of the parcel exceeds 30% slope. The existing 1,543 square foot residence, 230 square foot storage building, and 160 square foot shed would be demolished.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

1. A Zoning Map Amendment to change the zoning from E-1, One-Family Residence, to R-3, Limited Multiple-Family Residence Zone (SBMC§28.92.080.B); and
2. Tentative Subdivision Map for a one-lot subdivision with three condominium units (SBMC§27.07).

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

## VI. DISCUSSION ITEMS:

### TIME CERTAIN 3:30 P.M.

#### A. JOINT PUBLIC MEETING OF THE PLANNING COMMISSION AND TRANSPORTATION & CIRCULATION COMMITTEE MEETING

##### PARKING WORKSHOP: TRANSPORTATION AND PARKING POLICY - MAKING THE CONNECTION

This workshop is to open a discussion about how parking influences transportation decisions and behavior. Transportation history in the context of Santa Barbara, parking policy within the Circulation Element and opportunities for implementing present policy will be discussed as well as possible directions for future.

Case Planner: Rob Dayton, Supervising Transportation Planner  
Barbara Shelton, Project Planner  
Sarah Grant, Planning Technician II  
Email: [rdayton@SantaBarbaraCA.gov](mailto:rdayton@SantaBarbaraCA.gov)  
[bshelton@SantaBarbaraCA.gov](mailto:bshelton@SantaBarbaraCA.gov)  
[sgrant@SantaBarbaraCA.gov](mailto:sgrant@SantaBarbaraCA.gov)

#### B. MEASURE E ANNUAL REPORT

Planning Staff will present a bi-annual update for 2006 on Charter Section 1508 (Measure E), including status on the use of square footage in the various categories and residential development.

Case Planner: Adam Nares, Planning Technician II  
Email: [anares@SantaBarbaraCA.gov](mailto:anares@SantaBarbaraCA.gov)

**VII. ADMINISTRATIVE AGENDA:**

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.
- C. Action on the review and consideration of the items listed in I.B.2. of this Agenda.

**VIII. 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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