



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
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, DECEMBER 20, 2007
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, DECEMBER 18,, 2007
SITE VISITS

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
134 Harbor Way
319 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.

**** Site visits held. ****

- A. THURSDAY, DECEMBER 20, 2007 12:15 P.M.
LUNCH

DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. Cabrillo Bridge Replacement Project Update – Discussion
Planner: Michael Berman, Environmental Analyst
Email: mberman@SantaBarbaraCA.gov

**** Discussion held. ****

2. 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. ****

- B. 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.
- C. **AMERICANS 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.
- D. The Planning Commission 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.
- E. 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 City Planning staff at (805) 564-5470 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website to verify closure dates.
- F. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St., City Clerk's Office, Central Library and posted online at www.SantaBarbaraCa.gov/pc 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.

**** Requests were made. ****

- B. Announcements and appeals.

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

- 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.]

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

III. NEW ITEMS:

ACTUAL TIME: 1:16 P.M.

A. APPLICATION OF THERESA LAWLER, AGENT FOR CITY OF SANTA BARBARA, WATERFRONT DEPARTMENT, 132 AND 134 HARBOR WAY, 033-120-018 AND 045-250-011, HC/S-D-3, HARBOR COMMERCIAL/COASTAL OVERLAY ZONE, GENERAL PLAN DESIGNATION: HARBOR (MST2007-00356/CDP2007-00011)

The proposed project involves replacement of Marina 1 including fingers A through P with similar facilities to the ones that currently exist with two exceptions one of which may not be constructed. Finger P would be extended by approximately 40 feet to the south to add four new slips. The northern end of Finger F may be extended to add 8 35 foot slips if the dry dock closes. New land side and submarine electrical service would be constructed that includes a new 66 square foot structure to house the equipment.

The discretionary applications required for this project are:

1. Development Plan approval for 66 square feet of additional non-residential floor area (SBMC§28.87.300); and
2. Recommendation to the Coastal Commission to approve a Coastal Development Permit to allow the proposed development in the California Coastal Commission Permit Jurisdiction (SBMC §28.44.050).

An Addendum to the Marinas 1 and 4 Expansion Project Mitigated Negative Declaration (ENV96-0209) has been prepared for the project.

Case Planner: Michael Berman, Environmental Analyst
Email: mberman@SantaBarbaraCA.gov

**** Approved Development Plan and recommended Coastal Development Permit with additional condition.**

White/Thompson Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 048-07. **

B. THIS ITEM, PREVIOUSLY NOTICED FOR THIS MEETING, HAS BEEN CONTINUED TO THE JANUARY 17, 2008 MEETING

APPLICATION OF BRIAN NELSON, ARCHITECT/AGENT FOR MILPAS STREET PARTNERS, N. 319 MILPAS STREET, 031-363-035, C-2/M-1, COMMERCIAL, LIGHT MANUFACTURING, ZONES, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2006-00076)

The proposed project is for a single lot subdivision to convert an existing 5,323 square foot, two story mixed use building into three condominiums. The ground floor commercial portion of the building, which is currently occupied by a medical office, would be one unit. On the second floor are two residential units and each would become a condominium unit. No construction is proposed with this project.

The project site is partially zoned Commercial (C-2) and Light Manufacturing (M-1). As part of the project, a rezone is proposed. The new zoning designation would be commercial (C-2), consistent with a residential and medical office usage.

Parking for the project would be provided by an existing 14 space parking lot, which is located partially on the subject lot and on the adjacent lot to the south. A warehouse located on the adjacent lot (317 N Milpas) shares the use of the parking lot. Four of the parking spaces on the subject lot would be dedicated to the residential units. Access to the site is provided by a 12-foot-wide driveway, located adjacent to the northern property line.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units and (1) commercial condominium (SBMC 27.07 and 27.13);
2. A Condominium Conversion Permit to convert two (2) existing residential units to two (2) condominium units (SBMC 28.88); and
3. Recommendation to the City Council to rezone the M-1 portion of the property to C-2 (SBMC 28.92).

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

**** Continued to January 17, 2008. ****

IV. CONTINUED ITEMS:

ACTUAL TIME: 1:44 P.M.

The following item was continued for redesign from October 18, 2007.

APPLICATION OF CEARNAL ANDRULAITIS LLP, ARCHITECT FOR HAYWARDS FAMILY PARTNERSHIP, 1015, 1021 & 1025 SANTA BARBARA STREET, APN 029-211-006, -007, -008, & -009, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES, MAJOR PUBLIC AND INSTITUTIONAL (MST2006-00224)

This item was continued from the October 18, 2007 Planning Commission hearing. The project has been revised to address the comments from the hearing. The revisions include

a reduction in the size of the garage, an overall reduction in the residential square footage including the fourth floor, the elimination of one parking space, improved pedestrian circulation and additional architectural articulation on the north and west elevations.

The proposed project involves the construction of a new three and four-story mixed-use development consisting of 15 residential condominium units (three one-bedroom, eight two-bedroom and four three-bedroom units) and two commercial condominium units (one 10,967 square foot unit and one 3,136 square foot unit for a total of 14,103 square feet). Two of the residential units would be subject to the Inclusionary Housing Ordinance (restricted for owner-occupied middle-income or upper-middle income households) and two of the residential units would be live/work units. Parking would be located within an underground parking structure with 54 parking spaces. The four existing parcels totaling 31,310 square feet would be merged and the existing 15,371 square feet of existing commercial space and 45 existing parking spaces would be demolished.

The discretionary applications required for this project are:

1. Modification of the lot area requirement to allow two bonus density inclusionary units on a lot in the C-2 Zone (SBMC§28.21.080); and
2. Tentative Subdivision Map for a one-lot subdivision to create two commercial condominium units and 15 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 (In-fill Development Project).

Case Planner: Kathleen Kennedy, Assistant Planner

Email: kkennedy@SantaBarbaraCA.gov

**** Approved with added conditions.**

Bartlett/Thompson Vote: 4/3 (Jostes, Larson, Jacobs)

Abstain: 0

Absent: 0

Resolution No. 049-07. **

V. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.

**** Reports given ****

- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**** Decisions reviewed ****

C. Review and consideration of the following Planning Commission Draft Minutes and Resolutions:

- a. Draft Minutes of November 1, 2007
- b. Draft Minutes of November 8, 2007
- c. Resolution 043-07
1811 El Encanto Road
- d. Resolution 044-07
1829 State Street and 11 W. Pedregosa Street

**** Minutes and resolutions approved with edits**

Jostes/Thompson Vote: 7/0

Abstain: as noted

Absent: 0

**Commissioner Larson abstained from the Minutes
and Resolutions of November 1, 2007****

VI. ADJOURNMENT:

**** Meeting adjourned at 4:08 p.m. ****