



Chair George C. Myers  
Commissioner Bruce Bartlett  
Commissioner John Jostes  
Commissioner Harwood A. White, Jr.

Vice Chair Stella Larson  
Commissioner Charmaine Jacobs  
Commissioner Addison S. Thompson

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL - DE LA GUERRA PLAZA  
THURSDAY, MARCH 6, 2008  
1:00 P.M.**

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**I. NOTICES:**

- A. TUESDAY, MARCH 4, 2008      **7:45 A.M.**  
**SITE VISIT**      630 GARDEN STREET  
Community Development Parking Lot  
210-216 Meigs Road/290 Lighthouse Road  
1330 Chapala 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. \*\***

- B. THURSDAY, MARCH 6, 2008      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. 1425 Mission Ridge Road – Substantial Conformance Request

Planner: Joanne La Conte; Jaime Limón, Senior Planner

Email: [jlaconte@SantaBarbaraCA.gov](mailto:jlaconte@SantaBarbaraCA.gov); [jlimon@SantaBarbaraCA.gov](mailto:jlimon@SantaBarbaraCA.gov)

**\*\* Request made. \*\***

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. \*\***

3. Review and consideration of the following Planning Commission Resolutions and Minutes:
  - a. Draft Minutes of December 13, 2007
  - b. Resolution 047-07  
Recommendation to City Council on Neighborhood Preservation Ordinance Amendments
  - c. Draft Minutes of December 20, 2007
  - d. Resolution 048-07  
132 and 134 Harbor Way
  - e. Resolution 049-07  
1015, 1021 and 1025 Santa Barbara Street

**\*\* Reviewed and considered. \*\***

- 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. A video copy of this meeting will be viewable on computers with high speed internet access the following Monday at Noon. Click on *Online Meetings* at [www.santabarbaraca.gov/pc](http://www.santabarbaraca.gov/pc)
- D. **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.
- E. 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.
- F. 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.

- G. **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](http://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. CONTINUED ITEM:**

**ACTUAL TIME: 1:45 P.M.** The following item was heard after Item IV.

The following item was continued from December 6, 2007

**APPLICATION OF JESSICA GRANT & NILS HAMMERBECK AGENTS FOR ANDREAS VON BLOTNITZ, 565 YANKEE FARM ROAD, 047-030-005 A-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2005-00759)**

The proposed project involves demolition of an existing single family residence, with attached carport, and constructing a new residence with an attached garage. The proposed two-story residence would be approximately 6,960 square feet with an attached 730 square foot garage and an attached 402 square foot workshop. Additionally, a swimming pool with a 450 square foot cabana would be constructed approximately twenty-five feet south of the residence. Approximately 2,945 cubic yards of cut and 2,600 cubic yards of fill would be required for the project. The excess 345 cubic yards would remain on site. Access to the site would be provided by the existing driveway, which will be repaved and widened to sixteen feet, once utilities are installed. A fire hydrant would be installed at the end of a hammer head turnaround and is part of fire access and safety plan consistent with Fire Department requirements.

The discretionary applications required for this project are:

1. Coastal Development Permit (SBMC § 28.44.060 Permit Required).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, New Construction or Conversion of Small Structures.

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

**\*\* Approved the Coastal Development Permit with added conditions.**

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

**Abstain: 0**

**Absent: 0**

**Resolution No. 011-08. \*\***

IV. **NEW ITEM:**

**ACTUAL TIME: 1:08 P.M.** The following item was heard before Item III.

**APPLICATION OF AUDREY DUNLOP, TYNAN GROUP, AGENT FOR MICHAEL STEVENS AND SANTA BARBARA SCHOOL DISTRICT, PROPERTY OWNERS, 210 MEIGS, 216 MEIGS AND 290 LIGHTHOUSE ROAD; APN 045-110-011, 045-110-013 AND 045-110-009; E-3/S-D-3 ONE FAMILY RESIDENTIAL / COASTAL OVERLAY ZONE AND PR/S-D-3 PARK AND RECREATION / COASTAL OVERLAY ZONE; GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2006-00476)**

The applicant is requesting that the city initiate a Change in Zone for 216 Meigs Road from PR/S-D-3 (Parks and Recreation/Coastal Overlay Zone) to E-3/S-D-3 (One Family Residential/Coastal Overlay Zone), and a General Plan/Coastal Plan Map Amendment from Major Public and Institutional to Residential – 5 units per acre on 216 Meigs Road and portions of 210 Meigs and 290 Lighthouse Road. At this time, the discretionary applications required for this project are an Initiation of a Zone Change (SBMC §28.92.015) and a General Plan/Local Coastal Plan Map amendments (SBMC §28.07 and 28.44.250).

**The Planning Commission may provide comments on the conceptual development project related to the request for a Change in Zone and General Plan/Local Coastal Plan Map Amendment. However, no action on any project will be taken at this time, nor will any determination be made regarding environmental review of a proposed project.**

Case Planner: Allison De Busk, Associate Planner  
Email: adebusk@SantaBarbaraCA.gov

**\*\*Initiated Zone Change and General Plan  
and Local Coastal Plan Amendments.**

**Jacobs/White Vote: 7/0**

**Abstain: 0**

**Absent: 0**  
**Resolution No. 010-08. \*\***

**V. CONCEPT REVIEW:**

**ACTUAL TIME: 3:45 P.M.**

**APPLICATION OF LISA PLOWMAN, AGENT FOR METROPOLITAN THEATRES CORPORATION, 1330 CHAPALA STREET, 039-131-001 AND 039-131-007, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES AND RESIDENTIAL (MST2007-00371)**

The proposed project involves the construction of a mixed-use development consisting of 15,000 square feet of commercial space and 29 residential units, including five affordable units, and an underground parking garage containing 85 parking spaces. The project site is directly adjacent to the Arlington Theater and is currently used as a commercial parking lot.

The discretionary applications required for this project are:

1. Development Plan Approval to allow the non-residential development that exceeds 3,000 square feet (SBMC § 28.87.300);
2. Transfer of Existing Development Rights (TEDR), with sending site to be determined (SBMC Chapter 28.95);
3. Tentative Subdivision Map for a one-lot subdivision to create 29 residential condominium units (SBMC Chapters 27.07 and 27.13); and
4. Design Review Approval by the Historic Landmarks Commission (SBMC § 22.68).

Other possible discretionary applications include, but are not limited to, the following:

5. Modifications may be required if yard and/or distance between building requirements are not met (SBMC § 28.21.060 and § 28.21.070).

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. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **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.**

Case Planner: Irma Unzueta, Project Planner  
Email: iunzueta@santabarbaraca.gov

**\*\* Review held.. \*\***

**VI. 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.

**\*\* Review held \*\***

C. Action on the review and consideration of the items listed in I.B.3. of this Agenda.

1. Draft Minutes of December 13, 2007
2. Resolution 047-07  
Recommendation to City Council on Neighborhood Preservation Ordinance Amendments
3. Draft Minutes of December 20, 2007
4. Resolution 048-07  
132 and 134 Harbor Way
5. Resolution 049-07  
1015, 1021 and 1025 Santa Barbara Street

**\*\* Approve the Minutes and Resolutions of  
December 13, 2007 and December 20, 2007 with edits.  
Thompson/Bartlett Vote: 6/0  
Abstain: 1 (Jostes)  
Absent: 0**

**VII. ADJOURNMENT:**

**\*\* Meeting adjourned at 6:03 p.m. \*\***