



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

Vice Chair Stella Larson
Commissioner Charmaine Jacobs - *Absent*
Commissioner Addison S. Thompson

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, SEPTEMBER 4, 2008
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, SEPTEMBER 2, 2008 **7:45 A.M.**
SITE VISITS 630 GARDEN STREET
Community Development Parking Lot
1420 Alameda Padre Serra

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 visit held. ****

- B. THURSDAY, SEPTEMBER 4, 2008 **12:00 NOON**
LUNCH 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.

**** Update given. ****

2. Review and consideration of the following Planning Commission Resolutions and Minutes:
 - a. Draft Minutes of June 19, 2008
 - b. Resolution 024-08
1406 Grand Avenue
 - c. Resolution 025-08
211 Castillo/210 Wilson Avenue
 - d. Draft Minutes of July 10, 2008
 - e. Resolution 026-08
101 E. Victoria Street
 - f. Resolution 027-08
Draft Mission Canyon Community Plan

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

- 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. 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
- C. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- 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 under City Calendar 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.

**** No 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. STAFF HEARING OFFICER APPEALS:

ACTUAL TIME: 1:10 P.M.

- A. **APPEAL OF KURT MAGNESS ON BEHALF OF SMITH FAMILY TRUST ON THE ACTION BY THE STAFF HEARING OFFICER FOR 1420 ALAMEDA PADRE SERRA, APN 019-193-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2006-00292)**

The project site is currently developed with a single-family residence and one-car garage. The proposed project involves conversion of the existing garage to habitable space and the construction of an attached two-car garage for the residence. The discretionary application required for this project is a Modification to permit a portion of the new garage to be located within the required ten-foot (10') interior setback (SBMC§28.15.060).

On July 2, 2008, the Staff Hearing Officer denied the request to permit any structure within the setback, and instead approved an uncovered parking space with landscaping for that area. This is an appeal of that decision. The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

**** Upheld appeal with added conditions.
Thompson/Bartlett Vote: 5/1
Abstain: 0
Absent: 1 (Jacobs)
Resolution No. 034-08. ****

ACTUAL TIME: 1:55 P.M.

The following item was continued for redesign from July 10, 2008:

B. APPEAL OF OROSZ ENGINEERING GROUP, INC., AGENT FOR PETER AND SYLVIA KURRELS, 810 BOND AVENUE AND 516 N. NOPAL STREET, APN 031-234-022, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2004-00351)

The denial of the proposed project by the Staff Hearing Officer on April 9, 2008 has been appealed by the property owner. The proposed project involves the conversion of an existing four-story, mixed-use development consisting of three apartments and one commercial unit to four condominium units on a 7,185 square foot lot. The residential units consist of one 601 square foot one-bedroom unit, one 1,137 square foot two-bedroom unit, and one 1,262 square foot three-bedroom unit for a total of 3,000 square feet. The commercial space is 3,171 square feet. Seven parking spaces (two covered and five uncovered) are provided. No exterior architectural alterations are proposed.

The discretionary applications required for this project are:

1. Tentative Subdivision Map for a one-lot subdivision to create three residential condominium units and one commercial condominium unit (SBMC§27.07); and
2. Condominium Conversion Permit to allow the conversion of three apartments and one commercial unit to four condominium units (SBMC§28.88).

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

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@SantaBarbaraCA.gov

**** Continued to September 18, 2008 with recommendations.
Jostes/Larson Vote: 6/0
Abstain: 0
Absent: 1 (Jacobs) ****

IV. 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.

**** None requested. ****

C. Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.2. of this Agenda.

- a. Draft Minutes of June 19, 2008
- b. Resolution 024-08
1406 Grand Avenue
- c. Resolution 025-08
211 Castillo/210 Wilson Avenue
- d. Draft Minutes of July 10, 2008
- e. Resolution 026-08
101 E. Victoria Street
- f. Resolution 027-08
Draft Mission Canyon Community Plan

**** Approved as edited.**

Josets/Bartlett Vote: 6/0

Abstain: as noted

Commissioners Bartlett, Jostes, and Myers abstained from the minutes of July 10, 2008 pertaining to the La Entrada de Santa Barbara project.

Commissioner Jacobs abstained from the minutes of July 10, 2008 pertaining to 101 E. Victoria Street

Commissioner Jacobs abstained from resolution #026-08

Commissioner Larson abstained from the minutes of July 10, 2008 pertaining to the Mission Canyon Community Plan.

Commissioner Larson abstained from resolution #027-08

Absent: 1 (Jacobs)**

V. ADJOURNMENT:

**** Meeting adjourned at 3:02 p.m. ****