



Chair Stella Larson - *Absent*
Commissioner Bruce Bartlett
Commissioner John Jostes - *Absent*
Commissioner Harwood A. White, Jr.

Vice Chair Addison S. Thompson
Commissioner Charmaine Jacobs
Commissioner Sheila Lodge - *Absent*

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MAY 21, 2009
1:00 P.M.**
** Adjourned from 10:00 A.M.**

I. NOTICES:

- A. TUESDAY, MAY 19, 2009 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
618 San Pascual
1631 Shoreline 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.

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

- B. THURSDAY, MAY 21, 2009 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Lunch Meeting was cancelled. Agenda items were changed as follows:

1. Noise threshold as related to environmental review – Discussion item
Case Planner: Debra Andaloro, Senior Planner
Email: DAndaloro@SantaBarbaraCA.gov

**** Discussion rescheduled to lunch meeting of June 11, 2009. ****

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 rescheduled to lunch meeting of June 11, 2009. ****

2. Review and consideration of the following Planning Commission Resolutions and Minutes:
 - a. Draft Minutes of March 26, 2009 – Special Meeting
 - b. Resolution 008-09
816 Cacique Street and 110 S. Quarantina Street
 - c. Draft Minutes of April 2, 2009
 - d. Resolution 009-09
412 and 414 Anacapa Street
 - e. Resolution 010-09
Recommendation to City Council – Inclusionary Housing Ordinance Amendments
 - f. Resolution 011-09
4-00 Block of South Fairview Avenue

**** Reviewed and considered during regular meeting of May 21, 2009. ****

- 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. and agendas and reports are posted online at www.SantaBarbaraCA.gov/pc. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

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

- B. Announcements and appeals.

**** No 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. CONSENT ITEMS:

ACTUAL TIME: 1:12 P.M.

APPLICATION OF CHAVA RILEY, KAVOIAN & ASSOCIATES, AGENT FOR 1631 SHORELINE, LLC, 1631 SHORELINE DRIVE, APN 045-173-022, E-3/SD-3 SINGLE FAMILY AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE (MST2008-00017/CDP2008-00022) Continued from May 7, 2009

The project consists of a proposal to remove as-built concrete and wood patios, stairways, and retaining walls to allow the lower bluff top area to return to its natural sloped condition. The project includes replanting the bluff top with native vegetation and installation of temporary drip irrigation. The area below the top of bluff would remain undisturbed. The site is currently developed with a 2,233 square foot one-story single family residence with attached 407 square foot garage is located on a 20,100 square foot parcel in the Hillside Design District which are to remain unaltered.

The discretionary applications required for this project is a Coastal Development Permit (CDP2008-00022) to allow the development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (demolition of existing small structures).

Case Planner: Suzanne Johnston, Assistant Planner
Email: SJohnston@SantaBarbaraCA.gov

**** Approved Coastal Development Permit.
White/Bartlett Vote: 4/0
Abstain: 0
Absent: 3 (Larson, Lodge, Jostes)
Resolution No. 017-09. ****

IV. NEW ITEM:

APPLICATION OF TRUDI CAREY, AGENT FOR GIARDINI DI CIPRIANI, LLC, 455, 457, 459 N. HOPE AVENUE, APNs 057-170-012, 057-191-011 & -014, COUNTY ZONING: 8-R-1 (SINGLE FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 8,000 SQUARE FEET PER UNIT), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE (MST2006-00564) Continued from May 7, 2009

The City received a request from Trudi Carey of The Carey Group, Inc., agent for property owner Giardini di Cipriani, LLC, for initiation of annexation of the 2.92 acre lot known as 457 and 459 N. Hope Ave. (APN 057-170-012). Upon annexation, the owner intends to subdivide the property into nine residential lots. In addition, due to previously-imposed conditions on the adjoining property to the south, staff requests initiation of annexation of the 0.25 acre lot known as 455 N. Hope Ave. (APN 057-191-011) and the 0.14 acre driveway lot (APN 057-191-014) serving the residence at 455 N. Hope Ave. These two lots are owned by the Anderson Family Revocable Trust, and no improvements are proposed as this time. The three subject lots are located within the City's Sphere of Influence, and adjoin parcels already in the City. At this time, the discretionary action required for the project is Initiation of Annexation of the 32,042 square foot lot (SBMC Chapter 28.96).

Case Planner: Daniel Gullett, Associate Planner
Email: DGullett@SantaBarbaraCA.gov

**** This item was not heard due to a lack of quorum and was announced as continued indefinitely, but will now be heard June 4, 2009. ****

V. LUNCH MEETING:

**** This meeting was cancelled and Item B.1. Noise Threshold Discussion will be heard at the lunch meeting of June 11, 2009. ****

VI. CONSENT ITEM:

APPLICATION OF STEVE CAMPBELL ON BEHALF OF THE GOLETA WEST SANITARY DISTRICT, 1 ADAMS ROAD, 073-045-003, A-F/S-D-3, AIRPORT FACILITIES, AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST 2009-00146, CDP2009-00006)

The proposed project consists of the installation of a polyvinyl chloride (PVC) conduit system connecting existing monitoring wells with a vacuum blower, two air compressors, and pumps to extract and treat gasoline contaminated soil and ground water. The purpose of this project is to facilitate the remediation of soil and groundwater contamination associated with an underground storage tank removed in 2006. The proposed project site is on Santa Barbara Airport Property under lease to the Goleta West Sanitary District. The discretionary application required for this project is a Coastal Development Permit to construct a soil and groundwater remediation conduit and filtration system in the 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 15304.

Case Planner: Andrew Bermond, Assistant Planner
Email: ABermond@SantaBarbaraCA.gov

**** Due to a lack of quorum, this item was announced as rescheduled to June 11, 2009, but will now be heard on June 4, 2009. ****

VII. STAFF HEARING OFFICER APPEAL:

APPEAL OF JAMES KAHAN ON BEHALF OF THE FRIENDS OF OUTER STATE STREET ON THE APPLICATION OF LISA PLOWMAN, AGENT FOR HABITAT FOR HUMANITY OF SOUTHERN SANTA BARBARA COUNTY, 618 SAN PASCUAL STREET, APN 037-102-023 , R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL - 12 UNITS PER ACRE (MST2008-00059)

The project consists of the construction of four new attached residential condominium units price restricted to low-income households, including two 981 square foot two-bedroom units, one 1,127 square foot two-bedroom unit, and one 789 square foot one-bedroom unit. Each unit includes one attached single-car garage between 212 and 242 square feet. The public alley on the 500 block of W. Ortega Street would provide automobile access to the site. Proposed grading totals 1,830 cubic yards, with 1,821 cubic yards of cut and 9 cubic yards of fill. The 6,625 square foot site is currently vacant with an average slope of 27.6%. The site is located in the R-3 Zone and carries a land

use designation of Residential, 12 units per acre. On March 11, 2009, the Staff Hearing Officer made the required findings and approved the request. This is an appeal of the Staff Hearing Officer action by James Kahan on behalf of Friends of Outer State Street.

The discretionary applications required for this project are:

1. Lot Area Modification to allow two bonus density units (SBMC §28.92.110);
2. Parking Modification to allow one covered space for each unit instead of the required one covered and one uncovered space for each unit (SBMC §28.92.110);
3. Fence/Wall Height Modification for fences and walls to exceed eight feet in height within the interior setback (SBMC §28.92.110);
4. Wall Height Modification for walls within ten feet of the front line to exceed 3 ½ feet in height (SBMC §28.92.110);
5. Front Setback Modification to allow a patio overhang to encroach 3½ feet into the ten foot front setback (SBMC §28.92.110);
6. Interior Setback Modification for the building to encroach one foot into the six foot interior setback (SBMC §28.92.110);
7. Rear Setback Modification for the building's second story to encroach 1¼ feet into the ten foot rear setback (SBMC §28.92.110); and
8. Tentative Subdivision Map for a one-lot subdivision to create four residential condominium units (SBMC Chapters 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 (Infill Development Projects).

Case Planner: Daniel Gullett, Associate Planner
Email: DGullett@SantaBarbaraCA.gov

**** This item was withdrawn by the Appellant. ****

VIII. DISCUSSION ITEM:

ACTUAL TIME: 1:17 P.M.

APPLICATION OF MIKE FOLEY, EXECUTIVE DIRECTOR OF CASA ESPERANZA, 816 CACIQUE AND 110 SOUTH QUARANTINA STREET, APN'S 017-240-021, 017-113 035 & 017-113-034, M-1 LIGHT MANUFACTURING, C-2, GENERAL COMMERCE AND S-D-3, COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST99-00432)

Staff will give a 45-Day Status Report on the amendments to the Conditional Use Permit for the Casa Esperanza Homeless Center.

No formal action on the project will be taken during this discussion item.

Case Planner: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov

**** Discussion held. ****

IX. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 2:25 P.M.

A. Committee and Liaison Reports.

**** None. ****

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

**** Review given ****

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

- a. Draft Minutes of March 26, 2009 – Special Meeting
- b. Resolution 008-09
816 Cacique Street and 110 S. Quarantina Street
- c. Draft Minutes of April 2, 2009
- d. Resolution 009-09
412 and 414 Anacapa Street
- e. Resolution 010-09
Recommendation to City Council – Inclusionary Housing Ordinance Amendments
- f. Resolution 011-09
400 Block of South Fairview Avenue

**** Approved the Minutes and Resolutions of March 26, 2009 and April 2, 2009.**

Bartlett/White Vote: 4/0

Abstain: as noted

Absent: 3 (Larson, Lodge, Jostes)

Commissioner Jacobs abstained from April 2, 2009.

Commissioner Bartlett abstained from March 26, 2009 and Resolution 008-09**

X. ADJOURNMENT:

**** Meeting adjourned at 2:29 P.M. ****