



**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**

**\*\* SPECIAL MEETING \*\***  
**PLANNING COMMISSION**  
**AGENDA**

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**CITY COUNCIL CHAMBERS**  
**CITY HALL - DE LA GUERRA PLAZA**  
**THURSDAY, AUGUST 30, 2007**  
**1:00 P.M.**

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

**I. NOTICES:**

- A. TUESDAY, AUGUST 21, 2007 **7:45 A.M.**  
**SITE VISITS**  
630 GARDEN STREET  
Community Development Parking Lot  
103 South Calle Cesar Chavez  
1212 Mission Canyon Road (Santa Barbara Botanic Garden)  
20 and 25 David Love Place

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. 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. **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.
- D. 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.

- E. 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 8:00 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. 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.
- 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. NEW ITEMS:**

- A. **APPLICATION OF RICK FOGG, AGENT FOR AMERICAN TRADITION, 103 S. CALLE CESAR CHAVEZ, 017-113-020 ,OM-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: OCEAN ORIENTED INDUSTRIAL (MST2004-00791)**

The proposed project is for the construction of a 106 stall parking lot with a 100 square foot unenclosed kiosk on a vacant lot. The parking lot would provide part of the required parking for the approved Waterfront Hotel located to the south of the site at the corner of Calle Cesar Chavez and Cabrillo Boulevard. As part of the project, a habitat restoration of the portion of the El Estero Drain located on the project site is proposed. This would include removal of non-native vegetation, an approximate twenty-five foot separation between the top of bank and the parking lot. A detention basin would be constructed to the south-west of the parking lot to capture runoff and pollutants from the parking lot. The project would also include selective soil remediation of contaminated soil in the proposed parking area only. Access to the site would be directly from Calle Cesar Chavez. The discretionary applications required for this project are:

- 1. A Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44.060); and
- 2. A Conditional Use Permit to allow development other than that specifically expressed in the Ocean-Oriented Light Manufacturing Zone (SBMC §28.73.030.B).

In accordance with State CEQA Guidelines Section 15164, an addendum to the Waterfront Hotel and Park and Youth Hostel Final Environmental Impact Report (EIR) (State Clearing House # 92091038) has been prepared.

Case Planner: Peter Lawson, Associate Planner  
Email: PLawson@ SantaBarbaraCA.gov

B. **APPLICATION OF LEIF REYNOLDS, AGENT FOR THE CITY OF SANTA BARBARA, 20 AND 25 DAVID LOVE PLACE, 073-080-056 AND 073-080-050, A-I-1, AIRPORT INDUSTRIAL-1 ZONE, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2006-00656)**

The proposed project involves the construction of a rental car quick-turn facility including a two-bay car wash, four fuel pumps, four maintenance bays, and five offices in 10,602 square feet of new building construction; a 12,000 gallon above-ground fuel tank; approximately 113,000 square feet of paved surface for storage of 302 rental cars; and 37 employee parking spaces.

The discretionary applications required for this project are:

1. A Development Plan to allow the construction of 10,202 net square feet of additional nonresidential development at 25 David Love Place (SBMC § 28.87.300);
2. A Development Plan to allow the removal of 7,202 square feet of existing development rights at 20 David Love Place (SBMC § 28.87.300); and
3. A Transfer of Existing Development Rights to allow the transfer of 7,202 square feet of nonresidential development rights (SBMC § 28.95.060).

The Environmental Analyst has prepared an addendum to the Airport Industrial Specific Plan Environmental Impact Report because new information, and changes in circumstances, project description, impacts and mitigations are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

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

IV. **ENVIRONMENTAL REVIEW:**

**COURTESY REVIEW OF A PROPOSED DEVELOPMENT, THE SANTA BARBARA BOTANIC GARDEN DRAFT ENVIRONMENTAL IMPACT REPORT, LOCATED IN THE COUNTY OF SANTA BARBARA**

The purpose of the meeting is for the City's Planning Commission to hear a presentation on the project by the applicant, to be afforded the opportunity to ask questions, and to offer comments on the project and the Draft Environmental Impact Report that will be forwarded to County staff. The City's Planning Commission has no permit authority over the project and, therefore, no action on the part of the Planning Commission is required relative to this item.

Case Planner: Michael Berman, Project Planner/Environmental Analyst  
Email: MBerman@SantaBarbaraCA.gov

**V. 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. Review and consideration of the following Draft Planning Commission Minutes and Resolutions:
  - 1. Draft Minutes of July 12, 2007
  - 2. Resolution 027-07  
518 State Street
  - 3. Draft Minutes of July 19, 2007
  - 4. Resolution 030-07  
116 E. Yanonali Street

**VI. 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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