



**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
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, DECEMBER 13, 2007
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. 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.
- B. **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.
- C. 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.
- D. 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.

- E. **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. 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. CONCEPT REVIEW:

NOTE: The following Item has been continued to January 24, 2008.

APPLICATION OF MARCK AGUILAR, AGENT FOR THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA, PLAZA DE LA GUERRA INFRASTRUCTURE, APN 037-092-037, C-2/P-R, COMMERCIAL /PARK AND RECREATION ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/MAJOR PUBLIC AND INSTITUTIONAL (MST2007-00496)

The project proposes infrastructure improvements for Plaza de la Guerra and Storke Placita, including changes to the sidewalk and roadway surfaces and grade, electrical service upgrade, siting of a trash/recycling enclosure, and lighting and landscaping improvements. More specifically, the concept project scope includes:

- Removal of parking in the Plaza “U”-shaped road (approximately 35 spaces) with accommodation for morning deliveries;
- Widened sidewalks;
- Addition of a new trash/recycling container enclosure at the south corner of the City Hall lot to serve businesses adjacent to Plaza;
- Raised roadway surface on E. De la Guerra Street between State and Anacapa Streets and in the Plaza’s “U”-shaped road to be flush with the level of the lawn;
- Diagonal parking on De la Guerra Street between State and Santa Barbara Streets (2 blocks), to recapture some spaces removed from the Plaza road;
- One-way traffic on De la Guerra Street between State and Anacapa Streets (1 block);
- Potential use of several parking spaces in the City Hall lot for 15-minute public parking (south corner of lot) to recapture short-term parking spaces;
- Potential outdoor dining in the “sidewalk/road” area behind the dining establishments backing up to the Plaza (Kai, El Cazador, Ruby’s) and in Storke Placita adjacent to Blenders in the Grass;
- New stairway from Storke Placita down toward the 5-foot wide alley next to Blenders in the Grass;

- Relocation of the main electrical service box;
- Bollards along sidewalks to separate pedestrians from vehicles;
- Inclusion of a fountain or water element; and
- A hardscape path across the lawn.

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. **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: Marck Aguilar
Email: maguilar@santabarbaraca.gov

IV. **DISCUSSION ITEM:**

PROPOSED NEIGHBORHOOD PRESERVATION ORDINANCE AMENDMENTS

The City Council adopted an updated Neighborhood Preservation Ordinance in May, 2007. In implementing the new Ordinance, Staff has found a need for clarification of the language of the updated Ordinance regarding referral of single family projects to the Planning Commission for review in cases where proposed floor area exceeds the maximum floor area set forth by the Ordinance. The intent is that the clarification will make it easier to implement the Ordinance for both staff and the public. There are also other ordinance amendments proposed for Zoning Ordinance Chapters 22.68 and 22.69, to be reviewed by the Ordinance Committee on December 11th. The proposed amendments will not affect the planned review of the overall effectiveness of the Neighborhood Preservation Ordinance scheduled for 2009.

The discretionary action required for this project is:

1. Recommendation to City Council.

The City of Santa Barbara Staff and the Environmental Analyst have determined that the updates of codes and/or guidelines would not result in significant impacts to the environment, and would be Categorically Exempt from further environmental review procedures under CEQA Guidelines section 15308, Actions by Regulatory Agencies for Protection of the Environment.

Case Planner: Jaime Limón, Senior Planner, and Heather Baker, Project Planner
Email: jlimon@SantaBarbaraCA.gov, hbaker@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 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

VI. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

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.

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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