



**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  
AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL - DE LA GUERRA PLAZA  
THURSDAY, JANUARY 24, 2008  
1:00 P.M.**

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

**I. NOTICES:**

- A. TUESDAY, JANUARY 22, 2008 **7:45 A.M.**  
**SITE VISITS** 630 GARDEN STREET  
Community Development Parking Lot  
210 W. Carrillo 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.

- B. THURSDAY, JANUARY 24, 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. 2921 Paseo del Refugio – Discussion of requested waiver for tandem parking.  
Planner: Steve Foley, Supervising Transportation Planner  
Email: [Sfoley@santabarbaraca.gov](mailto:Sfoley@santabarbaraca.gov)
2. 243 Santa Catalina – Discussion of requested waiver for tandem parking.  
Planner: Steve Foley, Supervising Transportation Planner  
Email: [Sfoley@santabarbaraca.gov](mailto:Sfoley@santabarbaraca.gov)

3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
- 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.
- D. **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.
- E. 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.
- F. 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.
- G. **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. ENVIRONMENTAL HEARING:**

**APPLICATION OF THE CONCEPTUAL MOTION COMPANY, AGENT FOR DBN CARRILLO LLC, 210 W. CARRILLO STREET, APN 039-271-025, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2005-00772).**

The purpose of this hearing is to receive public comments on the Draft Environmental Impact Report prepared for this project. The project consists of the demolition of the existing Carrillo Plaza/Radio Square commercial site, comprised of 18,547 square feet of various retail and service commercial uses, and the construction of a new two, three and four-story mixed-use project with 55 residential condominium units and two commercial condominium units. The commercial component consists of 11,604 square feet (net) of commercial space. The residential portion consists of twenty-one affordable units and thirty-four market rate units. Two levels of subterranean parking are proposed with a total of 149 parking spaces. Vehicular access to and from the parking area is proposed with entrance and exit ramps along Carrillo Street and an exit only ramp along De la Vina Street.

The purpose of the hearing is to receive comments on the Draft Mitigated Negative Declaration. Written comments should be sent at the earliest possible date, but must be submitted no later than **Monday, February 4, 2008 at 4:30 p.m.** Please send your written comments to: City of Santa Barbara, Planning Division, Attn: **Kathleen Kennedy, Associate Planner**, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to **kkennedy@SantaBarbaraCa.gov**

Case Planner: Kathleen Kennedy, Associate Planner  
Email: [kkennedy@santabarbaraca.gov](mailto:kkennedy@santabarbaraca.gov)

#### IV. **DISCUSSION ITEMS:**

The following item was continued from December 13, 2007 and is now continued to February 21, 2008.

A. **APPLICATION OF MARCK AGUILAR, FOR THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA, PLAZA DE LA GUERRA INFRASTRUCTURE, APN 037-092-037, C-2/P-R, COMMERCIAL ZONE/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;
- 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 Street and Anacapa Street 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 Street (2 blocks), to recapture some spaces removed from the Plaza road;

- One-way traffic on De la Guerra Street between State Street and Anacapa Street (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: Heather Baker, Project Planner  
Email: hbaker@SantaBarbaraCA.gov

B. **REGIONAL HOUSING NEEDS ALLOCATION PLAN (2008-2014)**

Michael Powers, Deputy Director of Planning for the Santa Barbara Association of Governments (SBCAG) will give a presentation on the Regional Housing Needs Allocation (RHNA) process for the 2008-2014 housing element planning cycle. The presentation will include information on countywide housing needs as determined by the State Department of Housing and Community Development (HCD). It will also include information on factors to be considered by SBCAG to allocate housing needs down to the local level for all cities and unincorporated areas of the County. SBCAG is looking for public input on the RHNA process. The Planning Commission will provide initial comments and may take action giving direction to City Planning Staff regarding the RHNA process and allocation factors.

Case Planner: John Ledbetter, Principal Planner; Liz Limón, Project Planner  
Email: jledbetter@SantaBarbaraCA.gov; elimon@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.

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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