



**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**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, SEPTEMBER 18, 2008
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. TUESDAY, SEPTEMBER 16, 2008 **7:45 A.M.**
SITE VISITS
630 GARDEN STREET
Community Development Parking Lot
Lower Mission Creek
(from Highway 101 to the Ocean)

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, SEPTEMBER 18, 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. 540 W. Pueblo Street – Commission input on whether to hold new concept review on project redesign.
Case Planner: Irma Unzueta, Project Planner
Email: iunzueta@SantaBarbaraCA.gov
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

3. Review and consideration of the following Planning Commission Resolutions and Minutes:
 - a. Draft Minutes of June 12, 2008
 - b. Resolution 022-08
800 Santa Barbara Street
 - c. Resolution 023-08
600-800 Block of Milpas Street
 - d. Draft Minutes of July 17, 2008
 - e. Draft Minutes of July 24, 2008
 - f. Resolution 028-08
2545 Medcliff Road
 - g. Resolution 029-08
726 La Cumbre
 - h. Draft Minutes of August 7, 2008
 - i. Resolution 030-08
1930 El Camino de la Luz
 - j. Resolution 031-08
Outdoor Lighting and Streetlight Guidelines
 - k. Draft Minutes of August 21, 2008
 - l. Resolution 032-08
535 E. Montecito Street
 - m. Resolution 033-08
1900 Lasuen Road
- C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via www.santabarbaraca.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.
- D. **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 Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- 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 under City Calendar 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 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.
- 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. DISCUSSION ITEM:

PLANNING COMMISSION'S REVIEW OR STAFF HEARING OFFICER ACTIONS AND REVIEW OF STANDARD CONDITIONS OF APPROVAL MENU.

Staff's review of the status of the Staff Hearing Officer and proposed changes to the Planning Commission and Staff Hearing Officer Standard Conditions of Approval Menu. Proposed revisions to the Conditions of Approval are intended to provide a more efficient and concise document and respond to new issues and regulations. A discussion will be held with the Planning Commission.

Case Planner: Bettie Weiss, City Planner; Susan Reardon, Senior Planner;
Jan Hubbell, Senior Planner

Email: bweiss@SantaBarbaraCA.gov; sreardon@SantaBarbaraCA.gov;
jhubbell@SantaBarbaraCA.gov

IV. CONTINUED ITEM FROM SEPTEMBER 4, 2008:

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

V. **NEW ITEM:**

APPLICATION OF THOMAS CONTI, AGENT FOR THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, MISSION CREEK FROM U.S. HIGHWAY 101 TO THE OCEAN, ASSESSOR'S PARCELS 033-010-014; 033-102-002, -003, -017, & - 018; 033-074-001, -005, -009, -010, -011, -012, -019, & -020; 033-042-014, -017, & -018; 033-041-012, & -013; 037-245-012; 033-120-015; 033-075-006; AND 033-074-021, P-R/S-D-3, HRC-1 & 2/S-D-3, AND C-2/S-D-3, PARK AND RECREATION, HOTEL AND RELATED COMMERCE I AND GENERAL COMMERCIAL ZONES, GENERAL PLAN DESIGNATION: RECREATION AND OPEN SPACE, COMMERCE-HOTEL, AND RESIDENTIAL (MST2008-00360/CDP2008/00012)

The proposed project would increase the hydraulic capacity of Mission Creek. The project would result in the construction of an oxbow bypass culvert between the northern edge of U.S. Highway 101 and Chapala Street, widening of Mission Creek south of the bypass by up to 60 feet, and construction of vertical banks, and vertical banks with vegetated slopes in expanded riparian habitat areas in two areas where existing structures would be removed. The oxbow bypass would not be connected to Mission Creek north of Highway 101 as part of this permit. Total material to be excavated is estimated to be 21,000 cubic yards. The project includes construction of fish ledges, use of grout lines in sandstone walls for tidewater goby hideouts, and use of boulder clusters to improve fish habitat. Revegetation of a portion of the lagoon south of Cabrillo Boulevard, installation of riparian vegetation above the creek banks, and maintenance of the facility is also proposed.

The discretionary application required for this project is a Coastal Development Permit (CDP2008-00012) to allow the proposed development in the Appealable, Non-Appealable, and Permit Jurisdictions of the City's Coastal Zone (SBMC §28.44.060).

The proposed project is part of a larger project, the Lower Mission Creek Flood Control Project that was approved by the City Council in 2002. That approval relied upon a certified Final Environmental Impact Statement/Environmental Impact Report (EIS/EIR) (State Clearinghouse #1998101061). An Addendum to the Certified Final EIS/EIR has been prepared for the project currently under consideration.

Case Planner: Michael Berman, Environmental Analyst
Email: mberman@SantaBarbaraCA.gov

VI. 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. Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.3:

VII. 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.

You are invited to attend this hearing. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCa.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

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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