



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
FINISHED AGENDA**

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

I. NOTICES:

- A. TUESDAY, JANUARY 22, 2008 7:45 A.M.
SITE VISIT

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.

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

- B. THURSDAY, JANUARY 24, 2008 12:15 P.M.
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

**** Discussion held. ****

2. 243 Santa Catalina – Discussion of requested waiver for tandem parking.
Planner: Steve Foley, Supervising Transportation Planner
Email: Sfoley@santabarbaraca.gov

**** Discussion held. ****

3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** Update given. ****

- 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. **AMERICANS 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. 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.
- F. 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 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., City Clerk's Office, Central Library 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.

**** Item IV A. Plaza de la Guerra Infrastructure
was continued to February 21, 2008. ****

B. Announcements and appeals.

**** 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. ****

II. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:14 P.M.

**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

**** Hearing held. ****

III. 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

ACTUAL TIME: 3:45 P.M.

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

**** Discussion held. ****

IV. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports.

**** Reports given ****

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

**** None ****

V. ADJOURNMENT:

**** Meeting adjourned at 5:07 p.m. ****