



Chair George C. Myers
Commissioner Bruce Bartlett
Commissioner John Jostes - *Absent*
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 – 735 ANACAPA STREET
THURSDAY, SEPTEMBER 18, 2008
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, SEPTEMBER 16, 2008 **7:45 A.M.**
SITE VISIT 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.

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

- B. THURSDAY, SEPTEMBER 18, 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. 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

**** Input given. ****

1. 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. ****

2. 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

**** Reviewed and considered. ****

- 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. A video copy of this meeting will be viewable on computers with high speed internet access the following Monday at Noon. Click on *Online Meetings* at www.santabarbaraca.gov/pc

- 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 City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- 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 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., 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.

**** No Requests were made. ****

- 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. ****

III. DISCUSSION ITEM:

ACTUAL TIME: 1:06 P.M.

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

**** Discussion held****

IV. CONTINUED ITEM FROM SEPTEMBER 4, 2008:

ACTUAL TIME: 1:57 P.M.

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

**** Approved with added conditions.**

White/Jacobs Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)

Resolution No. 035-08. **

V. NEW ITEM:

ACTUAL TIME: 3:07 P.M.

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

**** Approved Coastal Development Permit
with added recommendations.**

White/Larson Vote: 5/0

Abstain: 0

Absent: 2 (Bartlett, Jostes)

Resolution No. 036-08. **

VI. 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.

**** Review given. ****

C. Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.3. of this Agenda.

**** Approve the Minutes and Resolutions ad edited.**

Thompson/Larson Vote: 5/0

Abstain: as noted

Commissioners Myers and Larson abstained from the Minutes and Resolutions of June 12, 2008.

Commissioner Bartlett abstained from Resolution 023-08

Commissioners Larson and White abstained from Resolution 028-08

Commissioner Larson abstained from the Minutes and Resolutions of August 7, 2008

Commissioner Jostes abstained from the Minutes and Resolutions of August 21, 2008

Absent: 2 (Bartlett, Jostes)**

VII. ADJOURNMENT:

**** Meeting adjourned at 3:51 p.m. ****