



**Chair Stella Larson
Commissioner Bruce Bartlett
Commissioner John Jostes
Commissioner Harwood A. White, Jr.**

**Vice Chair Addison S. Thompson
Commissioner Charmaine Jacobs
Commissioner Sheila Lodge - *Absent***

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, DECEMBER 17, 2009
1:00 P.M.**

NOTICES:

- A. TUESDAY, DECEMBER 15, 2009 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
3714 State Street (Sandman Inn)

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 visit held. ****

- B. THURSDAY, DECEMBER 17, 2009 **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. 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 Draft Minutes and Resolutions:
 - a. Draft Minutes of November 12, 2009
 - b. Draft Minutes of December 3, 2009
 - c. Resolution 044-09
1927 El Camino de la Luz

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

- 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. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> 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*.
- B. **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 Office 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.
- C. 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.
- D. 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.
- E. **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.

I. ROLL CALL

**** Roll Call taken.
Commissioner Sheila Lodge absent. ****

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. NEW ITEM:

ACTUAL TIME: 1:06 P.M.

**APPLICATION OF BRENT DANIELS, L&P CONSULTANTS, AGENT FOR
KELLOGG ASSOCIATES; 3714-3744 STATE STREET (APN: 053-300-023 AND -
031); C-P/S-D-2 AND C-P/R-3/R-4/S-D-2 ZONES; GENERAL PLAN
DESIGNATION: GENERAL COMMERCE, OFFICE, RESIDENTIAL – 12
UNITS PER ACRE, AND BUFFER (MST2007-00591)**

The project consists of the demolition of the existing 113-room Sandman Inn Hotel, Downtown Brewing Co. restaurant building, and all site improvements, and the construction of a new office complex consisting of 13,075 square feet on Lot A, and two commercial condominiums totaling 1,537 square feet and 73 residential condominium units on Lot B. The project includes a total of 241 parking spaces (71 parking spaces for the commercial component, 163 parking spaces for the residential component and 7 common/shared spaces). Access would be provided from State Street.

The office development on Lot A would be contained within a two-story building with a maximum height of approximately 31 feet. A majority of the parking (46 of 63 required spaces) would be provided in an at-grade parking lot located behind the building. The remaining required parking spaces would be located along the at-grade driveway (3 spaces), in the existing adjacent parking lot on-site (4 spaces) and in the underground parking garage located on Lot B (10 spaces).

The commercial development on Lot B would have a maximum height of approximately 24 feet. Parking would be provided along the at-grade driveway (5 spaces) and in the underground parking garage (3 spaces).

The residential development on Lot B would have a maximum height of 35 feet above finished grade, with parking provided in an underground parking garage. Of the 73 residential condominium units, two units would be one-bedroom units of approximately 873 square feet, 52 units would be two-bedroom units of between 1,080-1,350 square feet, and 19 units would be three bedroom units of between 1,425-1,520 square feet. Eleven of the 73 units (2 one-bedroom units, 5 two-bedroom unit and 4 three-bedroom units) would be provided at sales prices targeted to middle-income households, pursuant to the City of Santa Barbara's Affordable Housing requirements. The residential development would also include a Community Center of approximately 1,200 square feet and common open space areas located east and west of the at-grade driveway turn-around.

The discretionary applications required for this project are:

1. A Lot Line Adjustment to transfer 2.22 acres from APN 053-300-031 to APN 053-300-023;
2. A Development Plan to allow construction of a building of 10,000 square feet or more of total floor area in the C-P Zone (SBMC §28.54.120);
3. A Modification of the lot area requirements to allow one over-density unit on a lot in the C-P/S-D-2, R-3/S-D-2 and R-4/S-D-2 zone districts (SBMC Section 28.92.110.A.2); and
4. A Tentative Subdivision Map (TSM) for a one-lot subdivision to create 73 residential condominium units and two commercial condominium units (SBMC Chapters 27.07 and 27.13).

A Final Environmental Impact Report (EIR) has been prepared, and, prior to an action on the project, the Planning Commission will consider certification of the EIR, and must make findings pursuant to the California Environmental Quality Act Guidelines Section 15091.

Case Planner: Allison De Busk, Project Planner

Email: ADebusk@SantaBarbaraCA.gov

**** Certified Final EIR and approved project with added conditions.**

Jostes/Thompson Vote: 6/0

Abstain: 0

Absent: 1 (Lodge)

Resolution No. 046-09. **

IV. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 3:20 P.M.

REVISIONS TO THE MEDICAL CANNABIS DISPENSARY ORDINANCE

The Planning Commission will hold a public hearing to discuss revisions to Chapter 28.80 (Medical Cannabis Dispensaries) of Title 28, The Zoning Ordinance, of the Santa Barbara Municipal Code. The purpose of the meeting is to review a proposed ordinance that was drafted pursuant to direction given by the Council Ordinance Committee, and to make recommendations on the revisions to City Council.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations.

Case Planner: Danny Kato, Senior Planner
Email: DKato@SantaBarbaraCA.gov

**** Recommendations made to City Council.****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:51 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** None. ****

2. Other Committee and Liaison Reports

**** Reports given ****

B. Action on the review and consideration of the following Draft Minutes and Resolutions:

- a. Draft Minutes of November 12, 2009
- b. Draft Minutes of December 3, 2009
- c. Resolution 044-09
1927 El Camino de la Luz

**** Approved the Minutes of November 12, 2009 and December 3, 2009 and
Resolution 044-09 with corrections.**

Thompson/White Vote: 5/0

Abstain: 0

Absent: 2 (Jacobs, Lodge)**

VI. ADJOURNMENT:

**** Meeting adjourned at 4:57 P.M. ****