



**Chair Deborah L. Schwartz
Commissioner Bruce Bartlett
Commissioner Mike Jordan
Commissioner June Pujo**

**Vice Chair Addison Thompson
Commissioner John Campanella
Commissioner Sheila Lodge**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, SEPTEMBER 4, 2014
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. TUESDAY, SEPTEMBER 2, 2014
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

620 Quinientos Street
21 E. Constance Avenue
800 Alvarado Place (El Encanto Hotel)

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. Please call the Case Planner for additional information. *Denotes story poles will be up during the site visit.

- B. THURSDAY, SEPTEMBER 4, 2014
LUNCH

12:00 NOON

DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. Development Along E. Haley Street Corridor - *Discussion*
Contact: Jaime Limón, Senior Planner
Email: JLimon@SantaBarbaraCA.gov
Phone: (805) 564-5470, ext. 5507
2. 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 can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on www.SantaBarbaraCA.gov/CityTVProgamGuide for a rebroadcast schedule. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at <http://www.SantaBarbaraCA.gov/PCVideos>.
- D. **AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend 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 usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.
- 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 the Case Planner as listed in the project description. Our office hours are 8:30 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.

I. ROLL CALL

II. PRELIMINARY MATTERS:

- A. Action on the review of the following Minutes and Resolutions:
 - 1. Draft Minutes of August 14, 2014
 - 2. Reso No. 020-14
1605 Cecil Cook Place
 - 3. Reso No. 021-14
Recommendation to City Council – Average Unit-Size Density Incentive Program
 - 4. Reso No. 022-14
3626 San Remo Drive
 - 5. Draft Minutes of August 21, 2014

6. Reso No. 023-14
2201 Edgewater Way
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.
- D. 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:

RESOURCE RECOVERY PROJECT

The proposed Resource Recovery Project includes the construction and operation of a materials recovery facility and an anaerobic digester at the Tajiguas Landfill. One of the project alternatives contemplates siting the materials recovery facility component on property located at the east corner of Quinientos Street and Calle Cesar Chavez within the City of Santa Barbara. The purpose of the Environmental Hearing is to receive comments from the Planning Commission on the adequacy and completeness of the Draft Subsequent Environmental Impact Report (SEIR) prepared by the County of Santa Barbara for the Tajiguas Resource Recovery Project. Written comments on the Draft SEIR, incorporating those made by the Planning Commission, will be prepared by City staff and submitted to the County prior to the close of the comment period at 5:00 p.m. on Wednesday, September 24, 2014. **No action on the Draft SEIR or project will be taken at this hearing.**

The Draft SEIR is available for review at the Santa Barbara County Resource Recovery & Waste Management Division office, 130 E. Victoria Street, Santa Barbara, CA 93101, and at: <http://resourcerecoveryproject.com/pages/downloads.php/environmental-documents.php>

The County of Santa Barbara will accept written and oral comments on the Draft SEIR until the close of the comment period. The County will also hold a public hearing and take public testimony on the Draft SEIR at 5:00 p.m. on September 4, 2014 at the Santa Barbara County Public Health Department Auditorium, 300 N. San Antonio Road, Santa Barbara. Members of the public are encouraged to provide comments at the County's public hearing or directly to the project environmental planner, Joddi Leipner, at 130 E. Victoria Street, Santa Barbara, CA 93101, Phone 805-882-3614, Fax 805-882-3601.

City Contact: Matt Fore, Environmental Services Manager

Email: MFore@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5678

IV. DISCUSSION ITEM:

APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, AGENT FOR BELMOND EL ENCANTO, ORIENT EXPRESS HOTELS, 800 ALVARADO PLACE, APN 019-170-022, R-2/4.0/R-H: TWO FAMILY RESIDENTIAL/ 4 UNITS PER ACRE/ RESORT-RESIDENTIAL HOTEL ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU /ACRE) (MST2007-00140)

The Belmond El Encanto Hotel received approval from the Planning Commission for a Master Plan in 2004 and a Revised Master Plan in 2009. Condition of Approval A.7, of Planning Commission Resolution No. 057-04, states that employees must park onsite. The current proposal is a Substantial Conformance Determination request to allow hotel employees to park at an approved off-site parking lot rather than onsite. The purpose of the hearing is to receive input from the Planning Commission and the public regarding the request. Staff will make the final determination as to whether or not the proposal is in substantial conformance with the approved project; therefore, no action on the part of the Planning Commission is required.

Case Planner: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

V. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports
 - 3. Report from the Chair

VI. ADJOURNMENT

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chair, 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 Chair 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 COMMENT PROCEDURE: 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 Chair.

APPEALS AND SUSPENSIONS: 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 (805) 564-5470.

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