



Chair Charmaine Jacobs
Commissioner Bruce Bartlett
Commissioner Stella Larson
Commissioner Harwood A. White, Jr.

Vice-Chair George C. Myers
Commissioner John Jostes
Commissioner Addison S. Thompson

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, AUGUST 9, 2007
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, AUGUST 7, 2007 **8:00 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
316-324 State Street / 323 Anacapa Street
518 Garden Street / 321 E. Haley 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.

Please note the later start time for these visits

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

- B. THURSDAY, AUGUST 9, 2007 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. 518 Garden Street / 321 E. Haley Street – Substantial Conformance
Case Planner: Irma Unzueta, Project Planner
Email: iunzueta@SantaBarbaraCA.gov

**** Discussion held. ****

2. 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.

**** 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.]

**** Paula Westbury spoke to the Commission. ****

III. ENVIRONMENTAL IMPACT REPORT SCOPING HEARING:

ACTUAL TIME: 1:06 P.M.

APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR PETER LEWIS, PROPERTY OWNER, 316-324 STATE STREET & 323 ANACAPA STREET, APN 037-254-007 & 037-254-020, C-M. COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2005-00286)

The project involves the redevelopment of a parcel located at 316-324 State Street (Andalucia Building) and an adjacent parcel at 323 Anacapa Street. The project would preserve and restore the existing Historic Moorish brick façade and store front commercial building (316-324 State Street) of approximately 4,523 square feet. Three warehouse structures totaling 35,841 square feet would be demolished at the rear of the existing commercial building along with two existing residential units located at 323 Anacapa Street. The construction of a mixed use project, including 20,565 (net) square feet of new commercial space, 33 residential units (29 market and 4 affordable units) and an underground garage with 89 parking spaces are proposed. The new buildings and uses would connect through a series of arcades, courts, and pedestrian paseos proposed through the property between State and Anacapa Streets. The two parcels are being kept separate for ownership reasons, but are combined for purposes of this application in order to facilitate shared ingress/egress, underground parking and fire access from Anacapa Street.

The purpose of the hearing is to receive comments on the proposed EIR scope of analysis. Written comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received not later than Monday, August 13, 2007 at 4:30 p.m.** Please send your written comments to the attention of Irma Unzueta, Project Planner, at the City Planning Division.

Case Planner: Irma Unzueta, Project Planner
Email: Iunzueta@SantaBarbaraCA.gov

**** Hearing 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.

**** Review given ****

VI. ADJOURNMENT:

**** Motion to adjourn the meeting at 2:59 P.M.**

Myers/Jostes Vote: 6/0

Abstain: 0

Absent: 1 (Bartlett) **