



**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**

**\*\* SPECIAL MEETING \*\*  
PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL - DE LA GUERRA PLAZA  
THURSDAY, AUGUST 30, 2007  
1:00 P.M.**

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**I. NOTICES:**

A. TUESDAY, AUGUST 28, 2007  
**SITE VISIT**

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot  
103 South Calle Cesar Chavez  
1212 Mission Canyon Road (Santa Barbara Botanic Garden)  
20 and 25 David Love Place

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. 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.

C. **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.

- D. 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.
- E. 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.
- F. **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](http://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. \*\***

**IV. NEW ITEMS:**

**ACTUAL TIME: 1:14 P.M.**

- A. **APPLICATION OF RICK FOGG, AGENT FOR AMERICAN TRADITION, 103 S. CALLE CESAR CHAVEZ, 017-113-020 ,OM-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: OCEAN ORIENTED INDUSTRIAL (MST2004-00791)**

The proposed project is for the construction of a 106 stall parking lot with a 100 square foot unenclosed kiosk on a vacant lot. The parking lot would provide part of the required parking for the approved Waterfront Hotel located to the south of the site at the corner of Calle Cesar Chavez and Cabrillo Boulevard. As part of the project, a habitat restoration of the portion of the El Estero Drain located on the project site is proposed. This would include removal of non-native vegetation, an approximate twenty-five foot separation between the top of bank and the parking lot. A detention basin would be constructed to the south-west of the parking lot to capture runoff and pollutants from the parking lot. The project would also include selective soil remediation of contaminated soil in the proposed parking area only. Access to the site would be directly from Calle Cesar Chavez. The discretionary applications required for this project are:

1. A Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44.060); and
2. A Conditional Use Permit to allow development other than that specifically expressed in the Ocean-Oriented Light Manufacturing Zone (SBMC §28.73.030.B).

In accordance with State CEQA Guidelines Section 15164, an addendum to the Waterfront Hotel and Park and Youth Hostel Final Environmental Impact Report (EIR) (State Clearing House # 92091038) has been prepared.

Case Planner: Peter Lawson, Associate Planner  
Email: PLawson@ SantaBarbaraCA.gov

**\*\* Approved the Coastal Development Permit and  
Conditional Use Permit with added conditions.**

**Jostes/White Vote: 5/0**

**Abstain: 0**

**Absent: 2 (Jacobs, Bartlett)**

**Resolution No. 032-07. \*\***

**ACTUAL TIME: 2:28 P.M.**

**B. APPLICATION OF LEIF REYNOLDS, AGENT FOR THE CITY OF SANTA BARBARA, 20 AND 25 DAVID LOVE PLACE, 073-080-056 AND 073-080-050, A-I-1, AIRPORT INDUSTRIAL-1 ZONE, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2006-00656)**

The proposed project involves the construction of a rental car quick-turn facility including a two-bay car wash, four fuel pumps, four maintenance bays, and five offices in 10,602 square feet of new building construction; a 12,000 gallon above-ground fuel tank; approximately 113,000 square feet of paved surface for storage of 302 rental cars; and 37 employee parking spaces.

The discretionary applications required for this project are:

1. A Development Plan to allow the construction of 10,202 net square feet of additional nonresidential development at 25 David Love Place (SBMC § 28.87.300);
2. A Development Plan to allow the removal of 7,202 square feet of existing development rights at 20 David Love Place (SBMC § 28.87.300); and
3. A Transfer of Existing Development Rights to allow the transfer of 7,202 square feet of nonresidential development rights (SBMC § 28.95.060).

The Environmental Analyst has prepared an addendum to the Airport Industrial Specific Plan Environmental Impact Report because new information, and changes in circumstances, project description, impacts and mitigations are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

Case Planner: Andrew Bermond, Assistant Planner  
Email: ABermond@ SantaBarbaraCA.gov

**\*\* Approved Development Plans and  
Transfer of Existing Development Rights .  
Thompson/Larson Vote: 5/0  
Abstain: 0  
Absent: 2 (Jacobs, Bartlett)  
Resolution No. 033-07. \*\***

**III. ENVIRONMENTAL REVIEW:**

**ACTUAL TIME: 3:29 P.M.**

**COURTESY REVIEW OF A PROPOSED DEVELOPMENT, THE SANTA BARBARA BOTANIC GARDEN DRAFT ENVIRONMENTAL IMPACT REPORT, LOCATED IN THE COUNTY OF SANTA BARBARA**

The purpose of the meeting is for the City's Planning Commission to hear a presentation on the project by the applicant, to be afforded the opportunity to ask questions, and to offer comments on the project and the Draft Environmental Impact Report that will be forwarded to County staff. The City's Planning Commission has no permit authority over the project and, therefore, no action on the part of the Planning Commission is required relative to this item.

Case Planner: Michael Berman, Project Planner/Environmental Analyst  
Email: MBerman@SantaBarbaraCA.gov

**\*\* Review held. \*\***

V. **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.

**\*\* Decisions reviewed \*\***

C. Review and consideration of the following Draft Planning Commission Minutes and Resolutions:

1. Draft Minutes of July 12, 2007
2. Resolution 027-07  
518 State Street
3. Draft Minutes of July 19, 2007
4. Resolution 030-07  
116 E. Yanonali Street

**\*\* Continued the draft minutes of July 12, 200 and approved the draft minutes of July 19, 2007 with resolutions 027-07 and 039-07 as amended.**

**White/Larson Vote: 5/0**

**Abstain: as noted**

**Absent: 2 (Jacobs, Bartlett)**

**Commissioners Jostes and Myers abstained from Resolution 027-07 \*\***

VI. **ADJOURNMENT:**

**\*\* Motion to adjourn meeting of August 30, 2007.**

**Thompson/Larson Vote: 5/0**

**Abstain: 0**

**Absent: 2 (Jacobs, Bartlett) \*\***

**\*\* Meeting adjourned at 5:15 p.m. \*\***