



**Chair George C. Myers
Commissioner Bruce Bartlett
Commissioner John Jostes
Commissioner Harwood A. White, Jr.**

**Vice Chair Stella Larson
Commissioner Charmaine Jacobs
Commissioner Addison S. Thompson**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JULY 10, 2008
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. TUESDAY, JULY 8, 2008 **7:45 A.M.**
SITE VISITS 630 GARDEN STREET
Community Development Parking Lot
810 Bond Avenue

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.

- B. THURSDAY, JULY 10, 2008 **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.
2. Review and consideration of the following Planning Commission Draft Minutes and Resolutions from May 22, 2008:
 - a. Draft minutes of March 06, 2008

- b. Resolution 010-08
210 and 216 Miegs and 290 Lighthouse Road
 - c. Resolution 011-08
565 Yankee Farm Road
 - 3. Review and consideration of the following Planning Commission Draft Minutes and Resolutions continued from June 12, 2008:
 - a. Draft minutes of March 20, 2008
 - b. Resolution 012-08
1298 Coast Village Road
 - 4. Review and consideration of the following Planning Commission Draft Minutes and Resolutions:
 - a. Draft minutes of May 8, 2008
 - b. Resolution 015-08
528 Anacapa Street
 - c. Resolution 016-08
00-300 Block of West Cabrillo Boulevard
 - d. Resolution 017-08
3455 Marina Drive
 - e. Draft Minutes of the May 8, 2008 Joint Meeting with the Transportation and Circulation Committee
- 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. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. 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*.
- 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 Planning Division 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.
- 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 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. 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.
- B. Announcements and appeals.
- 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.]

III. DISCUSSION ITEM:

APPLICATION OF THE CITY OF SANTA BARBARA , OWNER, 125 STATE STREET, AND RAY G. WICKEN, OWNER, ENTRADA DE SANTA BARBARA PROJECT LOCATED AT 125 STATE STREET, 22-120 STATE STREET, 15 E. MASON STREET, AND THE STATE STREET RIGHT-OF-WAY BETWEEN THE MISSION CREEK BRIDGE AND THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; ZONING: HRCII/SD-3; GENERAL PLAN: HOTEL AND RELATED COMMERCE II/BUFFER (MST97-0357)

The purpose of this meeting is to inform the Planning Commission of a proposed revision to the Approved Entrada de Santa Barbara Project within the context of a request to the Community Development Director for a Substantial Conformance Determination. The requested change is to allow 10 parking spaces associated with the Visitor Information Center located on Area C (northeast corner of State and Mason Streets) approved to be located at 125 State Street to be provided within the parking structure also on Area C.

Case Planner: Debra Andaloro, Senior Planner
Email: dandaloro@SantaBarbaraCA.gov

IV. STAFF HEARING OFFICER APPEAL:

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, Assistant Planner
Email: kkennedy@SantaBarbaraCA.gov

V. RECONSIDERED ITEM:

APPLICATION OF CEARNAL ANDRULAITIS LLP, ARCHITECT FOR SCHAAR HOMES, 101 E. VICTORIA STREET, APN 029-071-013, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICE AND MAJOR PUBLIC/INSTITUTIONAL (MST2006-00758)

This is a hearing to reconsider the proposed project that was approved by the Planning Commission on May 22, 2008. The project consists of a proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,607 square foot commercial building comprised of 50 condominium office units on a 19,725 square foot parcel. A total of forty-five parking spaces would be provided in an underground garage, with eight reserved for the adjacent parcel located at 109 E. Victoria Street.

The discretionary applications required for this project are:

1. Modification of the parking requirements to allow less than the number of required parking spaces (SBMC§28.90);
2. Tentative Subdivision Map to create a one-lot subdivision for 50 commercial condominium units (SBMC§27.07);

3. Development Plan approval to allow 5,707 square feet of additional non-residential development (SBMC§28.87.300); and
4. Preliminary Economic Development Determination (SBMC28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 (In-fill Development Project).

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

VI. DISCUSSION ITEM:

**INITIATION OF DRAFT COUNTY MISSION CANYON COMMUNITY PLAN
(CITY OF SANTA BARBARA SPECIFIC PLAN #3 AMENDMENT)**

Hearing on the request of the County Planning and Development Department, per a 1984 Joint Powers Agreement (JPA) between the City and County, that the City Planning Commission review and comment on the Draft Mission Canyon Community Plan, Residential Design Guidelines, and Land Use and Development Code Amendments and initiate the Community Plan amendment to Specific Plan #3 and environmental review for the Draft Mission Canyon Community Plan as an amendment to City Specific Plan #3. Mission Canyon is within the City's Sphere of influence and the City provides sewer and water service to Mission Canyon per the JPA.

Case Planner: Heather Baker, Project Planner
Email: hbaker@SantaBarbaraCA.gov

VII. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.
- C. Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.2. of this Agenda.
- D. Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.3. of this Agenda.
- E. Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.4. of this Agenda.

VIII. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

NOTE: State legislation requires persons who contributed \$250 or more to appointed members of boards or commissions within the past twelve (12) months to so inform the Chairman prior to speaking.

The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, 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 Chairman 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.

You are invited to attend this hearing. 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 Chairman.

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 Phone 564-5470.

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