



**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 17, 2008
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. TUESDAY, JULY 15, 2008
SITE VISITS

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
1900 Lasuen Road (El Encanto)

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. 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*.

- C. **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.

- D. 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.
- E. 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.
- F. **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:

DEVELOPMENT IMPACT FEES & INFRASTRUCTURE FINANCING STUDY

Last year, the City initiated a study of development impact fees and infrastructure financing techniques. On July 17th, Paul Silvern of HR&A Advisors will present an overview of the study findings. This study is one of many underway to help inform the *Plan Santa Barbara* process.

Case Planner: Liz Limón, Project Planner
Email: llimon@SantaBarbaraCA.gov

IV. CONCEPT REVIEW:

APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, AGENT FOR ORIENT EXPRESS HOTELS, TRAINS & CRUISES, EL ENCANTO HOTEL AND GARDEN VILLAS, 1900 LASUEN ROAD, APN 019-170-022, R-2/4.0/R-H: TWO FAMILY RESIDENTIAL/ 4 UNITS PER ACRE/ RESORT-RESIDENTIAL HOTEL ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS/ACRE (MST2007-00140)

This is a Concept Review of a Revised Master Plan for the El Encanto Hotel. The Revised Master Plan is proposed as two phases. Phase One would consist of a Central Plant of approximately 2,364 square feet that would be located predominantly underground in the northwest corner of the project site. Phase Two would consist of the following: 1) a new pool with fitness center below; 2) new Cottages 27 and 28, which were previously approved and eliminated; 3) an Operations Facility located below a new surface parking lot in the northwest corner of the lot; and 4) Mission Village (5 new cottages with valet parking garage below) in the northeast corner of the project site.

The discretionary applications required for this project are:

1. Modification to allow the predominately underground central plant and Mission Village Cottages to encroach into the front yard setback along Mission Ridge Road (SBMC§28.27.050);
2. Modification to allow Mission Village Cottages and the enclosed patios of Cottages 27 & 28 to encroach into the interior yard setback (SBMC§28.27.050);
3. Modification to allow the stairs of the predominately underground central plant to encroach into the front yard setback along Alvarado Place (SBMC§28.27.050);
4. Modification to allow the parking lot to encroach into the front yard setback along Alvarado Place (SBMC§28.27.050);
5. Modifications to provide less than the required distance between buildings (SBMC§28.27.050.2);
6. Development Plan as defined within R-H Zone standards (SBMC§28.27.100);
7. Development Plan Approval to allocate non-residential square footage from the Minor Addition and Small Addition categories (SBMC§28.87.300); and
8. Transfer of Existing Development Rights of non-residential floor area to the project site (SBMC§28.95).

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the applicant and staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **No formal action on the development proposal will be taken**

at the concept review, nor will any determination be made regarding environmental review of the proposed project.

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

V. 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 following Draft Minutes and Resolutions:
 - a. Draft Minutes of May 15, 2008
 - b. Reso #018-08
900-1100 Las Positas Road (Veronica Meadows)
 - c. Draft Minutes of May 22, 2008
 - d. Reso # 019-08
730 Miramonte Drive
 - e. Reso 020-08
101 E. Victoria Street

VI. ADJOURNMENT:

On Thursday, July 17, 2008, there will be a Community Workshop on Plan SB Policy Options at the Faulkner Gallery, 40 East Anapamu Street. Since a quorum of the Planning Commission could be in attendance, the meeting is being noticed as a meeting of the Planning Commission to comply with the Brown Act.

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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