



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, DECEMBER 11, 2008
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. TUESDAY, DECEMBER 9, 2008
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

4151 Foothill Road

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 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.**

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. **CONCEPT REVIEW:**

APPLICATION OF STEVE FORT, AGENT FOR WEBSTER PROPERTIES L.P, 4151 FOOTHILL ROAD AND 675 CIENEGUITAS ROAD (OWNER: BRITSCGIL, LLC), APNS 059-160-017, -021 AND -023, COUNTY ZONING: SC, COUNTY GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMERCIAL (MST2008-00496)

The proposed project includes annexation of a 4.13 acre site located within the City's Sphere of influence at the southwest corner of Foothill Road and Cieneguitas Road. The existing development on the site includes a 1,750 square foot abandoned gas station and garage. The proposed project includes construction of a new two and three story 71,009 square foot office building to be used as an educational institution. Both Fielding Graduate Institute and Antioch University are interested in leasing portions of the proposed building for use as approximately 30% office space and 70% classroom space. 199 parking spaces are proposed, including seven parking spaces on the 0.23 acre Foothill Pet Hospital lot (APN 059-160-021). The Foothill Pet Hospital lot would also be annexed as part of the project.

Annexation of the subject lots was initiated by City Council on March 18, 2003 with a pre-General Plan designation of General Commerce and pre-zoning designations of C-1

(Limited Commercial) and SD-2 (Upper State Street Area Overlay). At that time, the Council also granted the project a preliminary designation as an Economic Development project.

The purpose of the concept review is to allow the Planning Commission 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. **No formal action on the development proposal will be taken at the concept review**, nor will any determination be made regarding the environmental review of the project.

As proposed, the development proposal will require the following discretionary applications:

1. Annexation of the subject properties (APNs 059-160-023, 059-160-017 and 059-160-021) to the City of Santa Barbara and detachment of the properties from Goleta Water District, Goleta Sanitary District, and County Fire Protection District (SBMC Chapter 28.96);
2. General Plan Amendment to add the subject properties to the City's General Plan Map with a General Commerce designation and text amendments as appropriate;
3. Zoning Map Amendment to include the subject properties with C-1 (Limited Commercial) and S-D-2 (Upper State Street Area Overlay) designations;
4. Development Plan to allow 71,009 sf of new non-residential development utilizing floor area from the Vacant Property, Small Addition and, Economic Development categories (SBMC §28.87.300);
5. Conditional Use Permit for an Educational Institution in the C-1 Zone (SBMC §28.94.030.C);
6. Design Review by the Architectural Board of Review (SBMC §22.68.040);
7. Final Economic Development Designation by the City Council for 26,202 sf from the Economic Development Category for an educational institution; and
8. Annexation Map, to be coordinated with LAFCO.

Case Planner: Dan Gullett, Associate Planner
Email: DGullett@SantaBarbaraCA.gov

IV. **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 Planning Commission Resolutions and Minutes:
 - a. Draft Minutes of November 6, 2008
 - b. Draft Minutes of November 13, 2008
 - c. Resolution 039-08
Recommendations to City Council on *General Plan Framework: Revised Draft Policy Preferences Report*

- d. Draft Minutes of November 20, 2008
- e. Resolution 040-08
1242 Shoreline Drive

V. **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.

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 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.

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 Chairman.

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 Phone 564-5470.

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