



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
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JULY 17, 2008
2:30 P.M.**

I. NOTICES:

- A. TUESDAY, JULY 15, 2008
SITE VISIT

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.

**** Site visit 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. A video copy of this meeting will be viewable on computers with high speed internet access the following Monday at Noon. Click on *Online Meetings* at www.santabarbaraca.gov/pc
- 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 City Administrator's

Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

- 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 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., 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.]

**** No one wished to speak. ****

III. DISCUSSION ITEM:

ACTUAL TIME: 2:36 P.M.

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

**** Discussion held ****

IV. CONCEPT REVIEW:

ACTUAL TIME: 3:57 P.M.

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

**** 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.

**** Continued to next meeting ****

- C. Action on the review and consideration of the Draft Minutes and Resolutions as listed:

- 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

**** Continued to July 24, 2008.**

Jostes/Thompson Vote: 7/0

Abstain: 0

Absent: 0**

VI. ADJOURNMENT:

****Recess to Community Workshop on Plan SB Policy Options
at the Faulkner Gallery**

Myers/Jostes Vote: 7/0

Abstain: 0

Absent: 0

Meeting recessed at 5:20 P.M.**