



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

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

**PLANNING COMMISSION  
FINISHED AGENDA**

---

**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, DECEMBER 11, 2008  
1:00 P.M.**

---

**I. NOTICES:**

- A. TUESDAY, DECEMBER 9, 2008 **7:45 A.M.**  
**SITE VISIT** 630 GARDEN STREET  
Community Development Parking Lot

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](http://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](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. \*\***

**III. CONCEPT REVIEW:**

**ACTUAL TIME: 1:08 P.M.**

**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

**\*\* Review given. \*\***

**IV. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 2:42 P.M.**

A. Committee and Liaison Reports.

**\*\* None. \*\***

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**\*\* Review given. \*\***

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

**\*\* Approved the minutes and resolutions as edited.**

**Jostes/Thompson Vote: 5/0**

**Abstain: as noted:**

**Commissioner Myers abstained from November 13, 2008 minutes and resolution.**

**Commissioner Jostes abstained from November 20, 2008 minutes and resolution.**

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

**V. ADJOURNMENT:**

**\*\* Meeting adjourned at 2:52 p.m. \*\***