



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, MAY 15, 2008
1:00 P.M.**

I. NOTICES:

A. TUESDAY, MAY 13, 2008
SITE VISIT

7:45 A.M.
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. THURSDAY, MAY 15, 2008 12:15 P.M.
LUNCH

DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

- 1.
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** Update given. ****

3. Review and consideration of the following Planning Commission Resolutions and Minutes:
 - a. Draft Minutes of February 7, 2008
 - b. Resolution No. 004-08
130 Garden Street
 - c. Resolution No. 005-08
222 West Alamar Avenue
 - d. Resolution No. 006-08
Medical Marijuana Dispensary Permanent Ordinance
Recommendations to City Council
 - e. Draft Minutes of February 14, 2008
 - f. Draft Minutes of February 21, 2008
 - g. Resolution No. 009-08
3230 State Street
 - h. Draft Minutes of April 17, 2008 Special Meeting
 - i. Draft Minutes of April 17, 2008
 - j. Resolution No. 013-08
210 W. Carrillo Street
 - k. Draft Minutes of April 24, 2008
 - l. Resolution No. 014-08
3339 Cliff Drive

**** Reviewed and considered. ****

- C. 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
- D. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- E. 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.

- F. 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.
- G. **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.

**** 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.]

**** Mark Harris addressed the Commission on a prior project. ****

III. ENVIRONMENTAL ITEM:

The following item was continued from May 8, 2008:

ACTUAL TIME: 1:14 P.M.

APPLICATION OF PEAK LAS POSITAS PARTNERS, 900-1100 BLOCK OF LAS POSITAS ROAD (VERONICA MEADOWS SPECIFIC PLAN); APNs: 047-010-011, 047-010-016, 047-010-056(A PORTION), 047-010-026; CURRENT COUNTY ZONING: 8-R-1 SINGLE-FAMILY RESIDENTIAL (8,000 SQ. FT. MIN. LOT SIZE), AND RR-20 RURAL RESIDENTIAL (20-ACRE MIN. LOT SIZE); CURRENT COUNTY COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE AND RESIDENTIAL RANCHETTE, ONE UNIT PER 20 ACRES ZONES, (MST99-00608)

The proposed project involves the annexation of approximately 50 acres to the City of Santa Barbara, located between Campanil Hill and Las Positas Road, and a 31-lot subdivision. Approximately 35.7 acres would be dedicated open space and 14.8 acres would be developed for residential uses, a public road, and public passive recreation and open space. Twenty-five (25) residential lots would be created, ranging in size from approximately 5,000 to 9,600 square feet. The remaining six lots would be comprised of common open space areas and public roads. Site access to all but three lots would be provided via a proposed concrete bridge over Arroyo Burro Creek that would intersect with Las Positas Road. A public loop road on the west side of the creek would serve 19 of the homes; a private drive would provide access to three home sites from the public loop road. The remaining three homes would be accessed from the end of Alan Road. A public pedestrian path is proposed along the western edge of the creek to provide access from the end of Alan Road to Las Positas Road.

The project includes a creek stabilization and restoration plan on both banks of Arroyo Burro Creek, for a length of approximately 1,800 feet, and would provide a 100-foot buffer between the proposed residences and the top of bank of Arroyo Burro Creek. A portion of the proposed public road and private driveway would be located within the 100-foot creek setback.

Cast-in-ground concrete caissons are proposed on-site to stabilize the hillside to the west. Geologic stabilization of the hill would result in approximately 61,500 cubic yards (cy) of cut and 61,500 cy of fill. Total estimated grading for the project improvements (building pads, roads, etc.) would be about 15,539 cy of cut and 11,232 cy of fill (not including soil recompaction); grading for the creek stabilization/restoration work would involve approximately 14,000 cy of cut.

A Final Environmental Impact Report (EIR) has been prepared and the Planning Commission will consider action to certify the Final EIR (including the Final Revised EIR) pursuant to the California Environmental Quality Act Guidelines Section 15091.

Case Planner: Allison De Busk, Associate Planner
Email: adebusk@SantaBarbaraCA.gov

**** Certified the Environmental Impact Report
making the findings in the Staff Report.
Thompson/Bartlett Vote: 3/2 (Larson, White)
Abstain: 0
Absent: 2 (Jacobs, Jostes)
Resolution No. 018-08. ****

IV. **ENVIRONMENTAL ITEM:**

ACTUAL TIME: 2:30 P.M.

APPLICATION OF APRIL VERBANAC AND KEN MARSHALL, DUDEK FOR REGENCY CENTERS, 3757-3771 STATE STREET; APNs: 051-040-046, 051-040-049, 051-040-052, 051-040-053; C-P/S-D-2 RESTRICTED COMMERCIAL/SPECIAL DISTRICT 2 AND C-2/S-D-2 COMMERCIAL/SPECIAL DISTRICT 2 ZONES; GENERAL PLAN DESIGNATION: GENERAL COMMERCE, OFFICE, AND BUFFER/STREAM, (MST2005-00156)

The project consists of the demolition of all site improvements and structures (56,545 sq. ft.) and the construction of four new buildings consisting of 72,209 square feet of commercial/retail space, 15 residential units (13 market rate, 2 moderate-income affordable) comprising approximately 30,356 square feet of living space, and 303 parking spaces. The project site is comprised of four parcels, of which three would be merged, resulting in two parcels.

ENVIRONMENTAL HEARING: The purpose of this environmental hearing is to take public comments on the Draft Mitigated Negative Declaration that was prepared for this project, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. The public review ends on Wednesday, **June 4, 2008**.

No formal action on the development proposal will be taken at this hearing.

Case Planner: Allison De Busk, Project Planner

Email: adebusk@SantaBarbaraCA.gov

**** Hearing held ****

V. **ADMINISTRATIVE AGENDA:**

A. Committee and Liaison Reports.

**** None ****

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

**** None ****

C. Action on the review and consideration of the draft minutes and resolutions listed in I.B.3. of this Agenda.

a. Draft Minutes of February 7, 2008

- b. Resolution No. 004-08
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- c. Resolution No. 005-08
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- d. Resolution No. 006-08
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**** Continue the draft minutes and resolutions I.B.3e.-i; and approve the draft minutes and resolutions for the meetings of February 7, 2008 and April 24, 2008, as amended.**

Thompson/Larson Vote: 7/0

Abstain: As noted

Commissioners Myers, Larson and White abstained from the meeting of April 24, 2008.

Commissioner Jostes abstained from the meeting of February 7, 2008.

Absent: 0 **

VI. ADJOURNMENT:

**** Meeting adjourned at 3:45 p.m. ****